



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bramfield Park, Theddingworth Road

2 1 1



"A Picture Perfect View!"

Situated on the sought after Bramfield Park located between the desirable villages of Lubenham and Theddingworth, the property is located within a secluded development offering a scenic position overlooking the neighbouring countryside fields, offering an ideal retreat!

Available to the over 50s, the property offers a unique opportunity whether you are looking to retire by the countryside or downsize!

Located on the outskirts of Lubenham, the property benefits from access to the bus stop and is within close driving distance of Market Harborough.

Entrance is gained into the side of the property into the hallway benefitting from ample space for cloakroom storage and access to all rooms.

Beautifully appointed living room with truly breath taking views across the rolling countryside through the sliding patio doors, offering a picture perfect setting and a south facing aspect. The fantastic space has been finished to a high standard with a neutral decor and the sliding patio doors provide access out to a raised decked balcony with a remote controlled awning.

Charming kitchen benefitting from being modernised approximately 3 years ago with ample space for a dining table and chairs and access to the generous cupboard and boiler. The kitchen comprises a range of shaker style eye and base level units, a square edge worktop, splashback and a stainless steel sink with draining board. There is also an integrated double oven, space for a fridge and washing machine.

Shower room with attractive wall tiling and a three piece suite to include a walk in double width shower, a low level WC and a vanity enclosed wash hand basin.

Two good sized bedrooms, the main bedroom featuring a bay window and benefitting from being double in size with fitted wardrobes, drawers and a dressing area.

There is a ground rent which is approximately £155.24pcm and the council tax band is A.

Nestled within Bramfield Park, the property is perfectly positioned overlooking the neighbouring countryside and benefits from its own rear garden and raised decked section. As you approach the property, there is a block paved area and a side driveway providing off road parking for one car. To the rear is a raised decked section accessed from the living room and a low maintenance garden being mainly paved with a host of raised planters surrounded.

Living Room - 3.58m x 3.51m (11'9" x 11'6") max

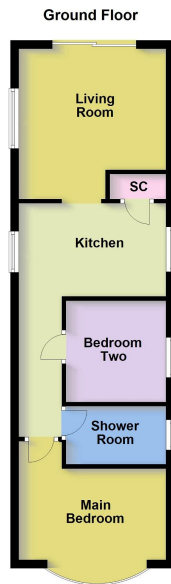
Kitchen - 3.51m x 2.24m (11'6" x 7'4")

Main Bedroom - 3.48m x 2.82m (11'5" x 9'3") max

Bedroom Two - 2.41m x 2.39m (7'11" x 7'10")

Shower Room - 2.39m x 1.4m (7'10" x 4'7")





- Mobile Park Home
- Countryside Views
- Off Road Parking
- Over 50's



63 High Street, Market Harborough,
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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

