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**“A Plot, Position and
Proportions to Impress”**



5 Newland Street,
Braybrooke
LE16 8LW



A Plot, Position and Proportions to Impress!

Set within the grounds of approximately 1.5 acres and offering just over 3000sqft of accommodation, this attractive four bedroom detached property with double garage is sure to impress with its idyllic riverside setting, host of high quality fixtures and fittings including low level light switches, solid wood full width internal doors and picturesque village location of Braybrooke.





Property Highlights

Located within the heart of Braybrooke nestled down a country lane, the property benefits from convenient access to the village church, hall, the pub and the local countryside. Market Harborough is also within very close driving distance with access to the thriving town centre and train station, boasting excellent commuter links into London.

The property is exceptionally designed to provide excellent proportions and finished to a high standard throughout. On entering the spacious reception hall, the house emulates a real sense of space, natural light and charm, whilst through the pocket doors is a superb outlook of the rear garden beyond set on approximately 1.5 acres. This beautifully appointed reception hall features stunning French limestone tiled flooring, immaculate decor, LED spotlights and hanging pendants. There is access to a fitted cloakroom cupboard and an oak staircase rises to the first floor landing.

Truly impressive, open plan kitchen/dining/garden room featuring full height glass windows into the A frame, continued French limestone tiled flooring and sky light windows. This fantastic space has been tastefully designed with ample room for both a dining table and chairs and an additional living area. The garden room benefits from underfloor heating and, with its host of windows, offers a 180 degree view of the extensive rear garden making an ideal retreat to enjoy the south east facing aspect.

The high quality kitchen fitted by 'Alexander Lewis', formerly 'Artisan', has been finished to a high standard comprising a host of solid wood eye and base level units, Caesarstone worktops with upstand and tongue and groove panelling. The kitchen benefits from a Belfast sink with a Quooker hot tap and a circular Kohler ceramic bowl sink, a 'Falcon' cooker with a double oven and a five ring gas hob, a full height fridge, a Siemens dishwasher and a Miele warming draw.



Property Highlights

Well-proportioned utility/boot room with continued French limestone tiled flooring, a rear door to the garden, internal access into the double garage and guest WC. The utility features continued eye and base level units, a roll top work surface with upstand, a ceramic bowl sink with draining board, a pantry cupboard and space for a washing machine and tumble dryer.

Guest WC with a window to the front elevation and a two piece suite to include a 'Heritage' vanity enclosed wash hand basin and a low level WC.

Immaculately presented sitting room offering a triple aspect and a wealth of charm with deep skirting boards, detailed coving and a feature log burner recessed into a fireplace with stone surround and hearth.

Ground floor study/5th bedroom (with the potential to create an en suite shower room by converting the existing WC), offering a flexible layout, with a dual aspect and an array of fitted full height fitted storage.

Stairs rise to the generous first floor landing with space to create an additional study area or to convert into an additional bedroom or en suite for the second bedroom if required. The landing space features access to eaves space, the walk-in airing cupboard, a dual aspect with three windows and an elevated view of the rear garden.

Four double bedrooms, all with eaves storage and the second and main bedrooms enjoying fitted wardrobes.



Property Highlights

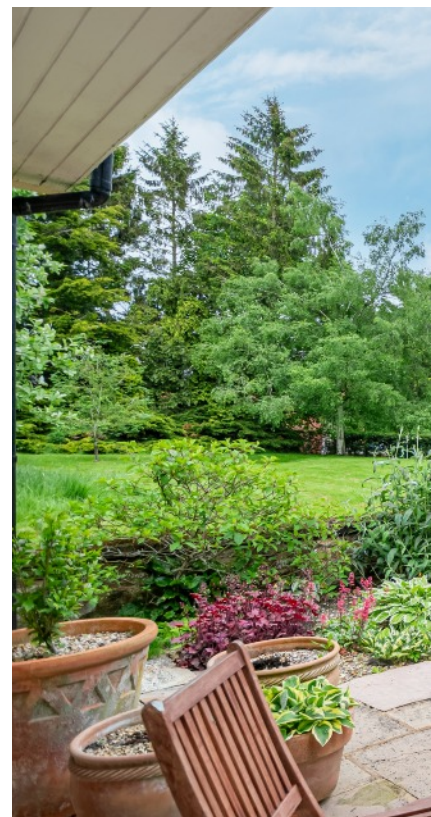
Beautifully appointed main bedroom with high vaulted ceiling, a walk-through dressing area benefitting from a host of fitted wardrobes, a velux window and an en suite shower room. The en suite incorporates underfloor heating, a velux window and a three-piece suite to including a double width shower enclosure, a double vanity enclosed wash hand basin and a low level WC.

Family bathroom with a generous velux window and a Heritage four-piece suite to include a fully tiled and enclosed shower cubicle, a panel enclosed bath with central taps, a vanity enclosed wash hand basin and a low level WC.

Double garage with internal access into the utility, a rear door out to the garden and two garage doors to the front, one being electric. The garage benefits from fantastic storage, power, light and a sink.

The property benefits from PV solar panels with a fantastic feed in tariff, with approximate income of £700 per annum and also features an evacuated tube hot water heating system on the side elevation.

Occupying a substantial wrap-around plot, the attractive rendered property is discreetly set back from the country lane, neatly hidden by a well-manicured hedgerow. A sweeping gravelled driveway provides off road parking for approximately eight cars and a paved path leads to the front door.





The well-maintained frontage is mainly laid to lawn, and this wraps around both sides of the property into the rear garden. To the front elevation is also access to the double garage and ample room to the west elevation to create further parking, property extension, or an additional garage if desired (subject to obtaining relevant consents).

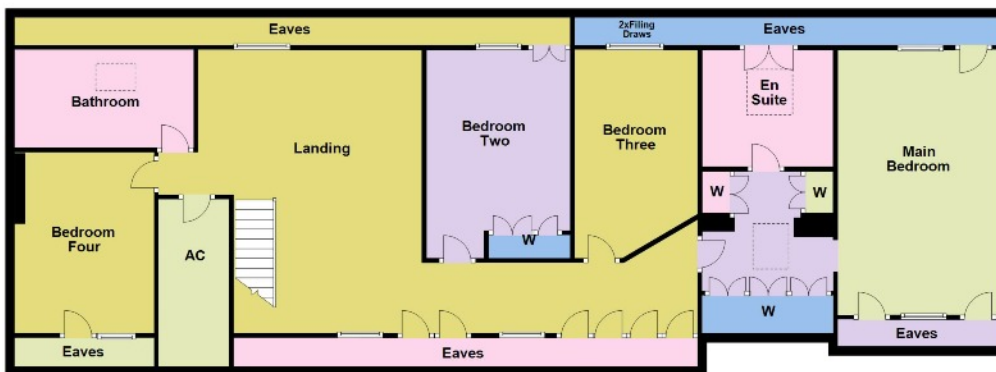
Set on approximately 1.5 acres, this south-east facing rear garden has been beautifully maintained and screened with a wealth of trees and shrubbery, creating a truly magnificent setting. With an excellent degree of privacy, the substantial sized plot has been well-kept with an extensive main lawn, an enclosing hedgerow to the boundaries and a wealth of fruit trees to include five apple trees, a victoria plum, conference pear, a gage tree and three damson trees. To the far rear of the garden lies the river Jordan, which forms part of the plot boundary offering a truly beautiful and tranquil setting.

Neatly retained by a low-level stone wall is a raised patio area edged with a stone and planted border. The paved patio wraps around the rear of the property perfect for seating, entertaining and to enjoy the view of the garden. Steps lead down to the main lawn and there is access to the allotment area and log store. To the side of the property are two timber constructed sheds, a gravelled section with access to the propane gas tank, and a side double timber gate from the driveway.

Ground Floor



First Floor



Measurements

Reception Hall -

6.88m x 3.96m (22'7" x 13'0")

Sitting Room -

6.6m x 4.7m (21'8" x 15'5")

Kitchen/Dining/Garden Room -

7.37m x 7.11m (24'2" x 23'4") max

Utility/Boot Room -

4.17m x 3.51m (13'8" x 11'6")

Study / Potential 5th Bedroom-

3.53m x 3.2m (11'7" x 10'6")

WC -

2.29m x 1.14m (7'6" x 3'9")

Main Bedroom -

6.05m x 3.56m (19'10" x 11'8")

En Suite -

2.87m x 2.57m (9'5" x 8'5")

Bedroom Two -

4.57m x 3.15m (15'0" x 10'4")

Bedroom Three -

4.52m x 2.69m (14'10" x 8'10") max

Bedroom Four -

3.96m x 3.05m (13'0" x 10'0")

Bathroom -

3.71m x 2.16m (12'2" x 7'1")

Double Garage -

5.92m x 5.13m (19'5" x 16'10")



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

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