



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Braybrooke Road, Desborough

4 2 2



“The Plot and Proportions Combine...”

...to form this impressive and extended detached family home. The property has undergone renovations over the past four years to create a beautiful family home, with works to include underfloor heating throughout the entire ground floor with new flooring, new soundproofed windows to the front elevation, opening up the kitchen across the rear of the house, new carpets, a new boiler, a log burner and new decoration throughout.

Entrance through the composite front door leading into the spacious, naturally light and inviting entrance hall with attractive tiled flooring, a useful under stair storage cupboard and a solid timber 1930's staircase flows up to the first floor landing.

Beautifully appointed and open plan living/family room boasting a large bay window to the front elevation injecting natural light, engineered oak flooring and a log burner with a slate tiled hearth and an oak mantelpiece. The room is split into two areas, offering one large living room or two separate areas for multi-generational families.

The showpiece of the property is the stunning open plan kitchen/dining room boasting continued engineered oak flooring in the dining area, decorative tiled flooring in the kitchen area, bi-folding doors opening out to the south west facing patio, and a deceptively spacious pantry cupboard offering ideal storage space. The kitchen comprises a host of solid oak eye and base level fitted units, granite work surfaces, a Belfast sink, a mid-height Bosch electric double oven, a four ring Bosch induction hob with a chimney style extractor over, space for a freestanding dishwasher and fridge/freezer, a door out to the rear garden and a door through to the garage.

Oversized single garage benefitting from an electric up and over door, ceramic tiled flooring, a utility area with space for a washing machine, tumble dryer and under counter fridge, and a wall-mounted Worcester Bosch combi boiler fitted in 2020.

Spacious guest WC comprising continued ceramic tiled flooring from the entrance hall, a low level WC and a vanity-mounted wash hand basin. The WC is much larger than you might expect and offers the current owners ample space for freestanding furniture to provide storage for coats and shoes.

Beautifully appointed main bedroom with a large front aspect window overlooking the football fields opposite, ample space for a super-king sized bed and a fantastic combined en suite and dressing area. Open through from an archway from the bedroom, both spaces feature ceramic tiled flooring with underfloor heating, with the dressing area boasting ample space for free-standing wardrobes and the en suite comprising a three-piece suite to include a low level WC, a vanity enclosed wash hand basin and a corner shower enclosure with a rainwater shower over. Two further bedrooms are located on the first floor, both benefitting from being double in size. Converted loft providing a fantastic fourth double bedroom with Velux windows to the southwest facing rear.

Family bathroom comprising ceramic tiled flooring and walls, a low level WC, a pedestal wash hand basin, a period-style towel radiator and a freestanding roll top bath with a handheld shower wand.

The property benefits from a neat and attractive frontage comprising a block paved driveway enclosed by a low level brick wall with off road parking for one to two cars. The south west facing rear garden is a real sun trap and of a fantastic size. Leading from the bi-fold doors a full-width block paved patio offers the perfect space to sit out and entertain with friends and family, neatly enclosed by a mid-level iron railing providing a safe place for those with young children. Steps leads down to a generous and well-maintained lawn area flanked on both sides by a mixture of mature trees, shrubbery, perennials and bushes. The block paved path flows down to the right hand side to a greenhouse for those green-fingered souls and a chicken coop on the left hand side. A generous shed boasts power and light, perfect to be utilised as a workshop or a home gym if required. To the rear of the property is a wild garden, perfect to be utilised as a vegetable plot should a buyer wish.





- Living Area - 7.14m x 3.35m (23'5" x 11'0")max
- Kitchen/ Dining/ Family Room - 11.38m x 3.81m (37'4" x 12'6")max
- Guest WC - 2.79m x 2.06m (9'2" x 6'9")
- Main Bedroom - 4.78m x 4.22m (15'8" x 13'10")
- Dressing Area - 2.95m x 2.03m (9'8" x 6'8")
- En Suite - 2.95m x 1.88m (9'8" x 6'2")
- Bedroom Two - 3.94m x 3.33m (12'11" x 10'11")
- Bedroom Three - 3.33m x 3.2m (10'11" x 10'6")
- Bathroom - 2.11m x 2.08m (6'11" x 6'10")
- Oversized Single Garage - 4.6m x 4.06m (15'1" x 13'4")



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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.

