



**“A Secluded Position  
With Open Countryside  
Views!”**







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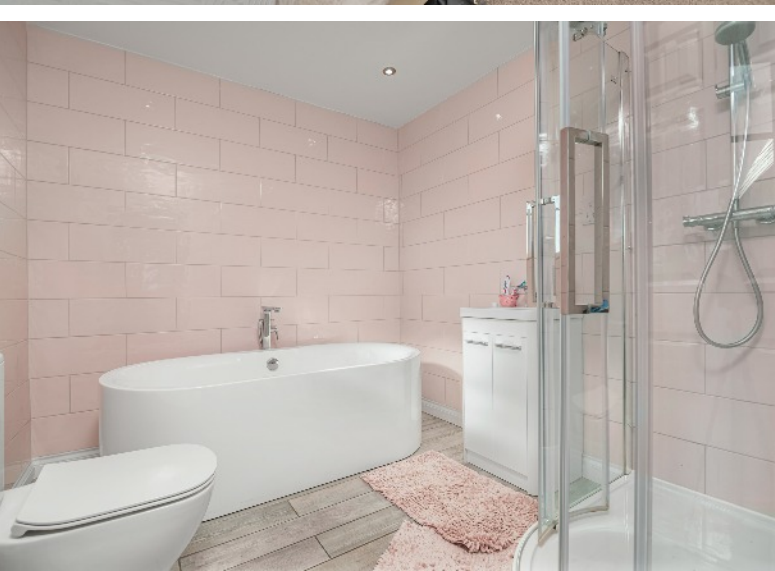


## "A Secluded Position With Open Countryside Views!"

Nestled up a secluded cul de sac of just four properties, this executive four bedroom detached family home, built in 2007 by Francis Jackson Homes offers an exclusive setting with the rolling countryside flowing from the boundary, a fantastic rear kitchen/dining/family extension and a double garage!







## Property Highlights

Situated in the heart of Little Bowden, this unique and select property offers a rare opportunity with its set back position and often requested location. The property is within close walking distance of the popular Little Bowden School, park, town centre, leisure centre and local amenities. The train station is also just a short walk providing excellent commuter links into London in under one hour.

Entrance is gained into the welcoming entrance hall of a generous size with attractive timber effect flooring and a window to the front elevation injecting an abundance of natural light. The beautifully appointed hallway benefits from access to the guest WC, the storage cupboard and stairs rise to the first floor.

Stunning and tastefully extended kitchen/dining/family room boasting a truly impressive, open plan family space with a feature roof lantern, a host of LED spotlights and bi-folding doors out to the garden with rolling views of the neighbouring countryside. The high-quality kitchen features Amtico flooring, ample space for a dining table and chairs, and a generous opening through to the living room. The kitchen comprises a range of shaker style, eye and base level units, a combination of quartz and a solid oak worktop and an inset 'Franke' sink with draining grooves. There is an integrated 'Neff' double oven, a five ring gas hob with extractor hood over, fridge/freezer and dishwasher. The kitchen also features a breakfast bar, attractive dado height panelling and a fantastic pantry/wine cabinet and shelving.





## Property Highlights

Separate utility room with continued Amtico flooring, a side door out to the garden, a heated towel rail and a host of eye and base level units with a square edge worktop and stainless-steel sink. There is also an integrated microwave and space for a washing machine and tumble dryer.

Well-proportioned living room finished to an excellent standard with an electric fire, a dual aspect with a view of the garden and fields beyond.

Second reception room/family room offering a flexible layout currently used as a snug with a side window.

Ground floor study with high quality carpeting, an open outlook down the cul de sac and offering potential to be used as a playroom or music room if required.

Guest WC featuring a window to the front elevation and a white two piece suite to include a low level WC and a pedestal wash hand basin.

Stairs rise to the first floor landing with a feature window flooring the landing with natural light and boasting scenic views of the neighbouring fields.





## Property Highlights

Four double bedrooms, all with fitted wardrobes providing excellent clothes storage, with the second bedroom situated above the double garage so offering a fantastic guest room.

Desirable main bedroom overlooking the rear garden with two windows featuring plantation shutters; a host of fitted wardrobes and a modernised en suite. The high specification en suite has been modernised to comprise floor to ceiling tiling; a chrome heated towel rail and a three piece suite. The three piece suite incorporates a double width, walk in shower, a low level WC and a pedestal wash hand basin.

Contemporary, family bathroom finished to an exceptionally high standard with floor to ceiling tiling; a chrome heated towel rail and a four piece suite to include a free standing, oval bath with a central tap, a corner double width shower, a vanity enclosed wash hand basin and a low level WC.

Double garage offering excellent storage with two manual doors, a rear personnel door, power and light. The property also benefits from a newly fitted boiler.







## Outside

Set back from the road, the property is neatly tucked away up a desirable and select cul de sac offering a tranquil setting with neighbouring countryside views. The property's neat frontage features two sculpted lawn sections, edged with well stocked planted borders and a paved path leads to the front door. There is a generous block paved driveway providing off road parking for two cars, access to the double garage and side access into the garden.

The rear garden has been professionally landscaped with a contemporary flagstone patio, perfect for seating and enjoying the rolling countryside views. The majority of the garden is mainly laid to lawn with a planted border and a raised decked section, perfect for entertaining and catching the evening sun.



## Measurements

### Living Room

4.8m x 3.94m (15'9" x 12'11")

### Kitchen/Dining Room

8.31m x 3.58m (27'3" x 11'9")

### Snug/Second Reception Room

3.84m x 3.23m (12'7" x 10'7")

### Utility

2.49m x 2.29m (8'2" x 7'6")

### Study

3.91m x 2.18m (12'10" x 7'2")

### WC

2.11m x 0.97m (6'11" x 3'2")

### Main Bedroom

4.83m x 4.19m (15'10" x 13'9")

### En Suite

3.15m x 1.98m (10'4" x 6'6")

### Bedroom Two

7.09m x 4.62m (23'3" x 15'2") max

### Bedroom Three

3.91m x 3.43m (12'10" x 11'3")

### Double Garage

5.61m x 5.38m (18'5" x 17'8")

### Bedroom Four

4.34m x 2.54m (14'3" x 8'4")

### Bathroom

2.54m x 2.34m (8'4" x 7'8")



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