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**“The Countryside  
Awaits!”**





Newland Street,  
Braybrooke,  
LE16 8LW





# "The Countryside Awaits!"

With rolling countryside views, a south facing, wrap around garden and generous proportions throughout, this four bedroom detached family home with double garage offers the perfect spot in the picturesque village of Braybrooke.







## Property Highlights

Formally a detached residence with annexe and then expertly joined together in 2021, the property boasts extensive proportions but still with the potential and flexibility for multi-generational living.

Highly sought after village location set in the heart of Braybrooke, the property benefits from the countryside on its doorstep, walking distance of the local pub and just a short drive into Market Harborough with fantastic commuter links into London.

Entrance is gained into the double fronted property with a well-presented entrance hall providing access through to the guest WC and stairs rise to the first floor.

Beautifully appointed living room offering a picturesque, south facing view of the garden through the sliding glass doors, a feature open fireplace with granite hearth and surround and access into the conservatory.

Light and airy conservatory with French doors leading through from the living room, an electric radiator, a host of uPVC windows and French doors lead out to the garden.

Stunning kitchen/dining room finished to an exceptionally high standard with a desirable view to the front elevation overlooking the countryside views beyond, and with ample room for a central island or a table and chairs.

The kitchen benefits from porcelain tiled flooring, LED spotlights, a contemporary mirrored radiator with an opening through to the rear extension of which was formally an annexe but knocked through, creating a fantastic open plan feel.





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The high quality kitchen comprises a range of high gloss eye and base level units with under counter lighting; a composite worktop with tiled splashbacks, a one and a half bowl sink with draining board, an integrated microwave, oven and a four ring induction hob. There is also an array of fantastic storage as well as an integrated dishwasher, fridge/freezer and wine cooler.

Extended dining room leading off the kitchen area with a dual aspect, a tall contemporary radiator, ceiling spotlights and French doors lead out to the garden.

Separate utility room with porcelain tiled flooring, access to a useful cupboard and a side door provides access to the pathway leading to the front and rear, offering a convenient and alternative access into the property after countryside or dog walks. The utility room comprises a wealth of additional eye and base level units, a stainless steel sink, space for a washing machine, tumbler dryer and the boiler fitted approximately 2022.

Ground floor study room boasting a flexible layout with a delightful view of the garden enjoying the south facing aspect, making the perfect room to work from home in.

Stairs rise to the first floor landing with LED ceiling spotlights, access to the airing cupboard, loft hatch, the family bathroom and four double bedrooms, two of which benefit from en suite facilities.

Four double bedrooms all with elevated views of the countryside and flooded with natural light and fitted wardrobes.





## Property Highlights

Second bedroom offering the perfect guest room with field views, a host of fitted wardrobes and an en suite shower room featuring floor to ceiling tiling, a chrome heated towel rail and a three piece suite to include a corner shower enclosure, a vanity enclosed wash hand basin and a low level WC.

Impressive main bedroom incorporated from what was the annexe but still boasting the flexibility with three windows enjoying the sunset views to the front elevation, fitted wardrobes and a luxury en suite shower room. The generous sized en suite is sure to impress with floor to ceiling tiling, a tall chrome heated towel rail and a four piece suite. The four piece suite features an oversized shower, a low level WC, a bidet and a vanity enclosed wash hand basin with vanity mirror.

Family bathroom featuring floor to ceiling tiling, a chrome heated towel rail and a three piece suite to include a L-shaped bath with shower over, a vanity enclosed wash hand basin and a low level WC.

Double garage with an electric double door making it ideal to park two cars in if needed, fantastic pitched roof storage with boarding, power, light and a window and rear personnel door lead out to the garden.







## Outside

Nestled down a country lane, the property is set back from the road partly enclosed by a low-level brick wall. There is a sweeping blocked paved driveway providing off road parking for four cars, access to the double garage via the electric door and side access into the rear garden.

The extensive south facing rear garden wraps around the property offering a delightful and established setting, overlooking the brook and neighbouring paddock. The garden has been beautifully maintained with a well-kept main lawn surrounded by well stocked planted borders and a wealth of fruit trees to include three apple trees, a cherry tree, plum tree, rhubarb and gooseberry and raspberry bushes. The garden is a true gardeners paradise with an array of colour, whilst being easy to maintain after being professionally landscaped with timber sleepers neatly enclosing the borders. There is also a paved patio area ideal for seating and entertaining, access to a generous green house, side shed lean to and side access to the front.



Ground Floor



First F



## Measurements

### Living Room

6.38m x 3.48m (20'11" x 11'5")

### Kitchen

4.29m x 3.99m (14'1" x 13'1")

### Dining Room

4.29m x 3.15m (14'1" x 10'4") max

### Study

2.46m x 2.13m (8'1" x 7'0")

### WC

2.16m x 1.42m (7'1" x 4'8")

### Conservatory

4.88m x 2.49m (16'0" x 8'2") max

### Main Bedroom

5.16m x 4.01m (16'11" x 13'2") max

### En Suite One

4.04m x 1.98m (13'3" x 6'6")

### Bedroom Two

4.52m x 3.58m (14'10" x 11'9") max

### En Suite Two

2.16m x 1.3m (7'1" x 4'3")

### Bedroom Three

3.61m x 3.58m (11'10" x 11'9")

### Bedroom Four

2.77m x 2.44m (9'1" x 8'0")

### Double Garage

5.18m x 5.05m (17'0" x 16'7")

### Bathroom -

3.33m x 1.63m (10'11" x 5'4") max

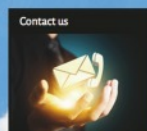
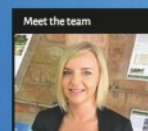


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