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ESTATE AGENTS



## Church Close, Braybrooke

3 1 1





“The Plot and Location Combine...”

...to form this impressive semi-detached property situated in the picturesque village of Braybrooke, boasting generous proportions throughout, three bedrooms, a single garage and an impressive corner plot, making this an ideal purchase for families and investors!

Situated in the heart of the village of Braybrooke, the property is within walking distance to the local village pub, church, village hall and a walk along a country trail to the Braybrooke Brewery Tap Room. Market Harborough is just a short drive away, with a variety of independent local shops and restaurants, and the train station with links to London St Pancras within an hour.

This property also benefits from a brand new central heating system with a new boiler, pipework, radiators and oil tank was fitted to the property in 2022, and a new bathroom suite in 2024.

The property boasts a desirable corner plot, offering the potential to be split and to build another property on the land. This would understandably be due to relevant consents and planning permission.

Entrance through the uPVC front door leading into the inviting entrance hall with ceramic if tiled flooring and stairs flowing up to the first-floor landing.

Spacious living room, benefiting from a dual aspect with a large bay window to the front elevation and a window overlooking the rear garden, flooding the room with natural light. A log burner in a stone tiled surround also adds a focal point to the room.

Country-style kitchen comprising ceramic cupboard tiled flooring, solid timber work surfaces, a stainless steel one and a half bowl sink, a. Integrated electric cooker with a four-ring electric hob, space for a fridge/freezer, and a feature Rayburn Regent that has been in the property since it was built. There is also a spacious pantry cupboard and space for a dining table and chairs.

Rear passageway with access to the utility room with space and plumbing for a washing machine and tumble dryer, a WC and a storage cupboard.

Detached single garage with a manual up and over door and benefitting from power and light.

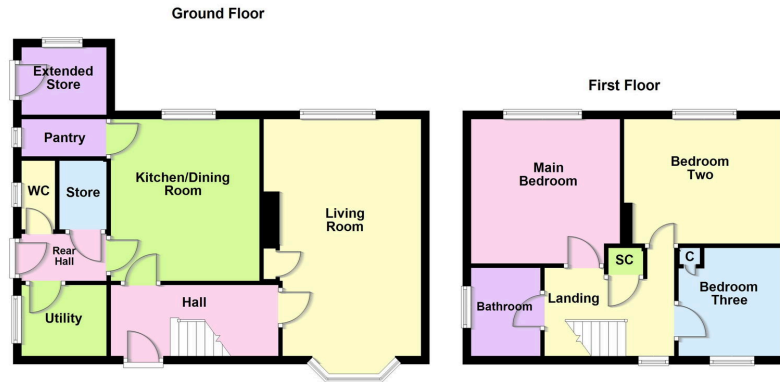
First floor landing with access to the part boarded attic via a hatch.

Three well-proportioned bedrooms, two of which are generous doubles with windows overlooking the rear garden and the third currently utilised as an office.

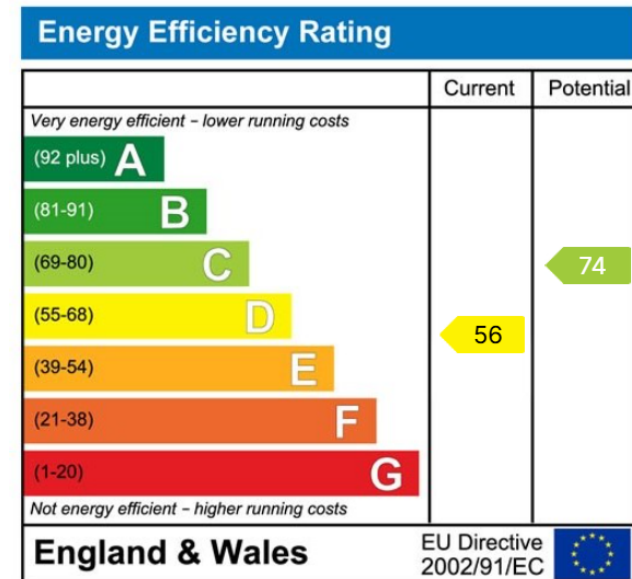
Modern bathroom, Reno Syed in 2024 and comprising attractive laminate flooring, a decorative storage cupboard and a white Bayswater three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The property boasts a neat frontage enclosed by a mid-level hedgerow, with a lawn area and a paved path to the front door. To the side of the property is the driveway leading to the garage, providing off road parking for two cars on the drive and a further car in the garage if required. The extensive corner plot wraps around to the side of the property and is of a great size, with the majority of the garden being a well-maintained lawn.





- Entrance Hall - 4.06m x 1.83m (13'4" x 6'0")v
- Living Room - 5.74m x 3.81m (18'10" x 12'6")
- Kitchen/Dining Room - 3.76m x 3.63m (12'4" x 11'11")
- Utility - 2.03m x 1.83m (6'8" x 6'0")
- Store - 1.68m x 1.14m (5'6" x 3'9")
- Main Bedroom - 3.61m x 3.51m (11'10" x 11'6")
- Bedroom Two - 3.81m x 3.02m (12'6" x 9'11") max
- Bedroom Three - 2.64m x 2.49m (8'8" x 8'2") max
- Bathroom - 2.16m x 1.68m (7'1" x 5'6")
- Garage - 6.71m x 3.12m (22'0" x 10'3")



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.

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