

## 2 Braybrooke Road, Market Harborough, LE16 8AD



**£325,000**

Offering approximately 1,400 square foot of accommodation, this cottage is deceptively spacious and must be seen in person to be appreciated. It enjoys a sought after Little Bowden village area within the town of Market Harborough and requires some modernisation, offering the buyer a wonderful opportunity to add their own touch and additional value to the property. Accommodation offers some wonderfully quirky shaped rooms (please see the floor plan) and in brief comprises entrance hallway, lounge, dining room, conservatory, kitchen, utility room, wet room (requiring completion), and third bedroom. To the first floor there is a landing, two further double bedrooms and a bathroom. Outside the property has a pretty cottage garden with pathway leading to a driveway with car port over.

Little Bowden is a small village suburb set within Market Harborough town itself offering its own variety of amenities whilst sharing the towns comprehensive set of further amenities. Adams & Jones is pleased to offer the property with no upwards sales chain aiding a potentially swift completion.

*Service without compromise*

## Entrance Hallway



Timber opaque double-glazed front entrance door. Radiator. Stairs to first floor landing.

Lounge 15'7" approx max / 12'1" min x 12'1" approx (4.75m approx max / 3.68m min x 3.68m approx)



UPVC double-glazed windows to front and side aspects. Gas open flame fire inset to brick fire place with timber mantle piece over. Radiator.



Dining Room 17'1" approx max x 10'1" approx width (5.21m approx max x 3.07m approx width )



Timber single-glazed French doors to conservatory. UPVC double-glazed window to side. Gas fire inset to stone timber mantle piece over. Radiator.



Conservatory 10'9" x 7'0" approx measurements  
(3.28m x 2.13m approx measurements)



Timber framed double-glazed windows and French doors leading out to the garden. Tiled flooring. Polycarbonate roof. Radiator.

Kitchen 17'0" plus corridor x 8'6" approx (5.18m plus corridor x 2.59m approx)



UPVC double-glazed window to garden and single-glazed timber framed single-glazed window to garden and conservatory. Fitted range of wall and floor mounted units. One and a half bowl sink with mixer tap and drainer. Space and plumbing for dishwasher and washing machine. Electric double oven. Ceramic hob with extractor hood over. Wall mounted Worcester gas central heating boiler. Stained glass feature with lighting behind. Radiator.



Kitchen Store 5'2" x 3'8" (1.57m x 1.12m)  
Lit with shelving.

Utility Room 8'8" x 4'8" (2.64m x 1.42m)  
Wall and floor mounted units. Space for fridge freezer. Quarry tiled flooring. Single-glazed entrance door leading out to small enclosed outdoor area.

Wet Room



Currently half finished, this room needs completing. WC, wash hand basin and provisions in place for shower over wet room floor.

Bedroom Three 15'0" x 9'0" (4.57m x 2.74m)



UPVC double-glazed window to garden. Radiator.



First Floor Landing



Loft access hatch. Arched recess with stained glass lit ceiling panel.

Bedroom One 16'9" approx max x 10'1" approx width (5.11m approx max x 3.07m approx width)



UPVC double-glazed window to front. Radiator.



Bedroom Two 15'7" approx max / 12'1" approx min x 12'1" approx (4.75m approx max / 3.68m approx min x 3.68m approx)



UPVC double-glazed windows to front and side aspects. Fitted with a range of wardrobes, desk and tv drawer units. Radiator.



Bathroom 9'0" approx max to point x 7'0" max width (2.74m approx max to point x 2.13m max width)



Opaque UPVC double-glazed window to front. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Tiled splash backs. Heated towel rail.





## Garden



Cottage style with variety of gravelled block paved and lawned areas. Feature pond. Block paved pathway leading to driveway and car port.



## Driveway and Car Port



Timber double vehicle access gates. Timber framed car port over concrete drive.



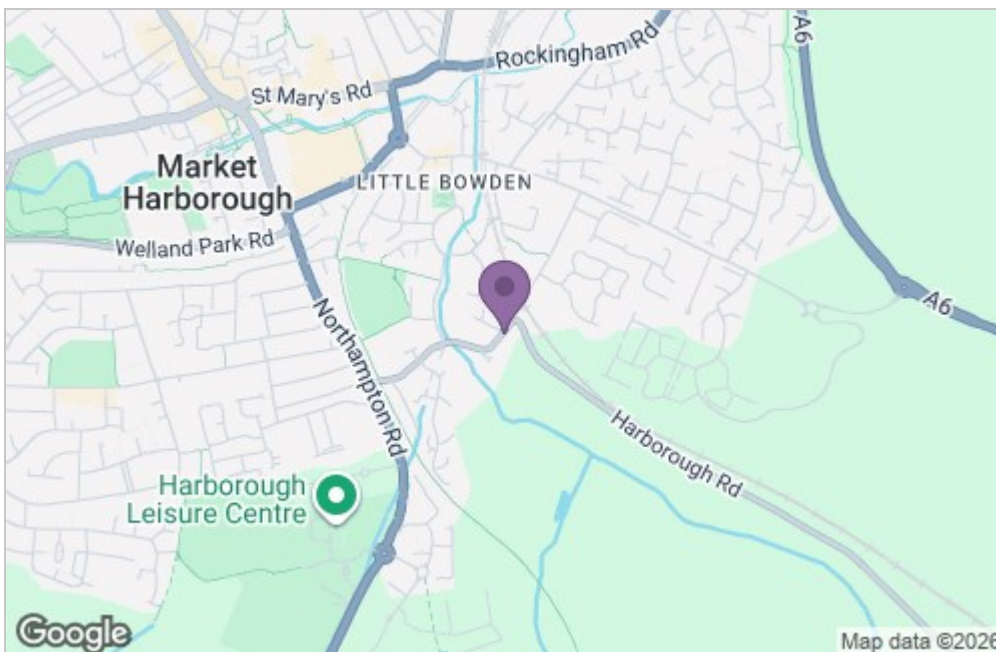
## Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



## Area Map



## Energy Efficiency Graph

