



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Newton Way, Braybrooke

2 1 0



Cottage Retreat!

Neatly tucked away down a country lane, this charming two bedroom detached cottage offers a hidden gem with its tranquil setting overlooking the countryside fields, a south facing rear garden and an immaculate interior throughout.

Situated in the picturesque village of Braybrooke; the property offers a unique opportunity being a two bedroom period detached property finished to an exceptionally high standard throughout. The property is within walking distance of the local church, pub and village hall and is just a short drive into Market Harborough with access to the train station.

Entrance Porch with cloaks storage and access into the kitchen.

Charming kitchen/dining room in immaculate decorative order with tiled flooring, two feature windows injecting an abundance of natural light and an attractive outlook of the garden and views beyond. The kitchen offers a wealth of character with its curved walls, feature arch way providing access through to a pantry cupboard and utility room, and there is also ample space for a dining table and chairs.

The kitchen comprises a range of shaker style eye and base level units, a square edge worktop, tiled splashbacks, a stainless steel one and a half bowl sink with draining board, a 'Bosch' double oven and a four ring hob with extractor hood over. There is also an integrated fridge, slimline dishwasher, and further space for additional white goods in the utility room.

Separate utility room featuring a worktop, space for a tall fridge/freezer, washing machine and an additional under counter appliance such as a tumble dryer or freezer.

Beautifully appointed living room with modern laminate flooring, immaculate décor and two feature windows overlooking the garden. There is also access to the useful under stairs storage cupboard.

Inner hallway with a feature window, curved walls and stairs rising to the first floor.

First floor landing, naturally light from the two windows, ample room for a study space and access to the loft via the hatch.

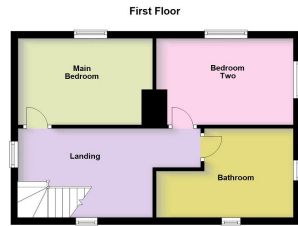
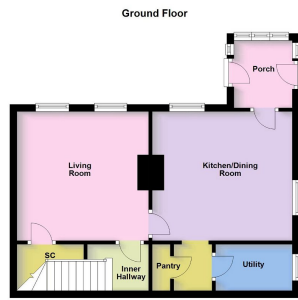
Two double bedrooms with stunning vaulted ceilings and far reaching views of the rolling countryside beyond.

Family bathroom of a generous size being larger than you would expect with floor to dado height tiling, a heated towel rail and a four piece suite. The contemporary four piece suite includes a freestanding oval shaped bath with hand held shower attachment, a corner shower with electric shower over, a pedestal wash hand basin and a low level WC.

Nestled down a country lane, this two bedroom period cottage offers a picturesque setting with an established outlook to the front and rolling countryside views to the rear elevation. To the side of the property is a gravelled driveway providing off road parking for one car and this leads to the side porch providing access to the main entrance door.

The rear garden offers the ideal retreat with its desirable south facing aspect and countryside views. The garden is mainly laid to lawn with mature shrubbery which flows down to the small brook to the rear boundary. A wooden bridge has been built over the brook by the current owners to offer direct access onto the fields. The garden also features two gravelled sections, perfect for seating, access to a timber shed and a wonderful summer house conveniently positioned overlooking the countryside.





- Living Room - 3.73m x 3.66m (12'3" x 12'0")
- Kitchen/Dining Room - 3.96m x 3.68m (13'0" x 12'1")
- Utility Room - 2.16m x 1.35m (7'1" x 4'5")
- Main Bedroom - 3.99m x 2.51m (13'1" x 8'3")max
- Bedroom Two - 3.96m x 2.57m (13'0" x 8'5")
- Bathroom - 3.89m x 2.51m (12'9" x 8'3")



63 High Street, Market Harborough, Leicestershire, LE16 7AF

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.

