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“More Than Meets The Eye!”

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





Griffin Road,
Braybrooke
Market Harborough
LE16 8LH













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 via a composite front door into a spacious and beautifully presented entrance hall, finished with engineered oak flooring and providing access to useful understairs storage, with stairs rising to the first floor.

The exceptionally spacious and beautifully appointed living room enjoys a wonderful southeast-facing aspect, with glazed French doors framing picturesque views across the rear garden and neighbouring fields beyond. An abundance of natural light floods the room, while a multi-fuel burner with granite hearth and surround creates an attractive focal point.

The generously proportioned dining room is positioned to the front elevation and provides ample space for a substantial dining table and chairs, making it an excellent setting for both everyday dining and entertaining. Alternatively, the room offers the potential to be used as a fourth bedroom, particularly as the ground-floor shower room is conveniently located next door, offering flexibility to suit a variety of needs.

The recently updated kitchen has been finished to a high standard, featuring a stylish range of shaker-style eye and base-level units complemented by teak work surfaces and upstands, together with practical waterproof LVT flooring. There is a one-and-a-half bowl composite sink with drainer and a five-ring induction hob with extractor over, while integrated appliances include a dishwasher, fridge/freezer, wine cooler and pull-out waste bins. A breakfast bar, crafted from matching teak work surface and comfortably seating two, provides the perfect spot for casual dining. The kitchen leads conveniently through to the utility room.

The separate utility room continues the LVT flooring and is fitted with further matching units, providing excellent additional storage. Integrated appliances include a washing machine and pull-out waste bins, while a rear door opens onto the pathway connecting the front and rear of the property – particularly convenient following countryside or dog walks.

A spacious and well-appointed ground-floor wet room features a generous walk-in shower with glazed screen, pedestal wash hand basin and low-level WC. Attractive full-height wall tiling is complemented by tiled flooring and a chrome heated towel rail.

Stairs rise to the first-floor landing providing access to the loft, family bathroom and three double bedrooms.

The impressive main bedroom is particularly generous in size and enjoys a superb outlook, with French doors opening onto a Juliet balcony and taking full advantage of the impressive rural views across the neighbouring fields. An extensive range of fitted wardrobes provides excellent storage, with further useful storage available within the eaves.

Bedrooms two and three are both comfortable double rooms, with bedroom two benefitting from fitted wardrobes. Both bedrooms also enjoy easily accessible eaves storage, providing an abundance of valuable additional space.

The stylish family bathroom features a freestanding bath and pedestal wash hand basin, complemented by floor-to-ceiling wall tiling, tiled flooring and a chrome heated towel rail. A Velux window allows plenty of natural light into the room.



















The purpose-built composite garden office is a fantastic addition to the property, installed in 2023 with a 25 year guarantee, occupying a lovely position within the garden and enjoying views across the neighbouring fields. Benefitting from power and lighting, this highly versatile space is ideal as a dedicated home office for those working remotely, while equally lending itself to use as occasional guest accommodation, a games room or hobby space.

The property also benefits from an oversized garage, complete with power and lighting, an up-and-over door and a personnel door providing convenient direct access from the garden.

Set back from the road, the property boasts a generous block paved driveway offering off road parking for up to four cars and leads to the detached garage and the front door, whilst established hedging and timber fencing offer a good degree of privacy, while two secure gates incorporated within the fencing provide convenient access to the rear garden.

The attractive wrap-around garden has been thoughtfully landscaped to offer a wonderful combination of lawned areas, contemporary paved pathways and patio areas, decorative gravel and a generous decked area, complete with a covered gazebo providing the perfect setting for outdoor dining and entertaining. The garden enjoys excellent views across the neighbouring fields, creating a wonderful sense of tranquillity and openness. Practical touches include outside power and two external water taps, one of which is temperature controlled, ideal for a variety of outdoor uses.

















Dining Room / Potential Bedroom Four

3.86m x 3.2m (12'8" x 10'6")

Kitchen

2.51m x 4.57m (8'3" x 15'0")

Living Room

5.87m x 5.87m (19'3" x 19'3")

Shower Room

2.84m x 1.65m (9'4" x 5'5")

Utility Room

2.51m x 1.73m (8'3" x 5'8")

Main Bedroom

4.44m x 4.78m (14'7" x 15'8")

Bedroom Two

4.42m x 3.2m (14'6" x 10'6")

Bedroom Three

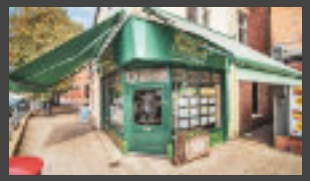
2.51m x 3.71m (8'3" x 12'2")

Bathroom

2.21m x 2.77m (7'3" x 9'1")



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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