

MAPLETOFT CLOSE

BRAYBROOKE
MARKET HARBOROUGH



Built by Messrs Lodge Park Homes in 2017, this superb family home enjoys field views to the front whilst boasting over 1,900 square feet of immaculately presented accommodation including a stunning dining kitchen, three double bedrooms and two bathrooms. The current owners have had plans drawn up for a possible loft conversion.

Entrance hall • sitting room • dining kitchen • lobby & WC • utility/studio • master bedroom & en-suite • two further bedrooms & bathroom • driveway & garage • lawned rear garden •

A storm porch and front door lead into an entrance hall with Karndean flooring, housing the stairs to the first floor. The sitting room has a bay window to the front, Karndean flooring and houses the understairs storage cupboard. The dining kitchen provides an excellent range of Shaker style eye and base level units with soft-closing drawers, ample preparation surfaces and a stainless steel sink and drainer unit with a window above overlooking the rear garden. Integrated Smeg appliances include a fridge-freezer, dishwasher, double combi-oven and induction hob with glass splashback and stainless steel extractor unit over. Inset ceiling spotlights and tiled flooring continue into a dining area with double glazed French doors onto the patio. A side lobby with tiled flooring provides access to the garage and a cloakroom with a two piece suite. The utility room (currently used as a studio) has built-in storage, tiled flooring and French doors to rear.

The first floor landing provides loft access. The generous master bedroom has a dormer window to the front and an en-suite with a wall hung WC and wash hand basin and a double shower enclosure, part tiled walls, wood vinyl flooring, full-height heated chrome towel rail and a window to the rear. Bedroom two has a window to the front enjoying views across open fields. Bedroom three has a window to the rear and built-in wardrobes. The bathroom houses the airing cupboard and has a panelled bath with shower over, low flush WC and pedestal wash hand basin, full-height chrome heated towel rail, electric shaver point, inset ceiling spotlights, part tiled walls and floor and a window to the rear.

Outside

A gravelled frontage with shrub borders and a path to the front door, to the side of which is a tarmac driveway providing car standing and leading to the garage, having an up and over door, power and lights and currently split into two rooms. One with eye and base level units, plumbing for a washing machine and tumble dryer, stainless steel sink and drainer unit (used as a gym) and another with eye and base level units, used as storage. Gated side access leads to the beautifully maintained rear gardens, mainly laid to lawn with patio and decked entertaining areas adjacent to the house and a gravelled area housing a neat bin and oil tank store and wooden shed. To the rear of the garden is a further decked entertaining area enjoying the pleasant tree lined backdrop.

Location

Braybrooke offers a parish Church, village hall and country pub. The new "Griffin Trail Pathway" country walk is nearby which is wheelchair, bicycle and pushchair friendly, and leads from Braybrooke all the way to Brampton Valley Way, with the option to then go on to Great Oxendon, or Market Harborough which offers a wide range of facilities, a mainline rail link to London St Pancras in just over an hour, and access to the A6 and motorway networks via the A14 linking to the M1/M6.

Tenure: Freehold. **Conservation Area:** None.

Local Authority: North Northamptonshire Council (Kettering) **Tax Band:** E

Services: All mains services, oil-fired central heating, Fibre, broadband 115mbps.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey dwelling. No accessibility modifications

Planning: No issues our clients are aware of.

Other Information: 3 years remaining of NHBC Certificate.

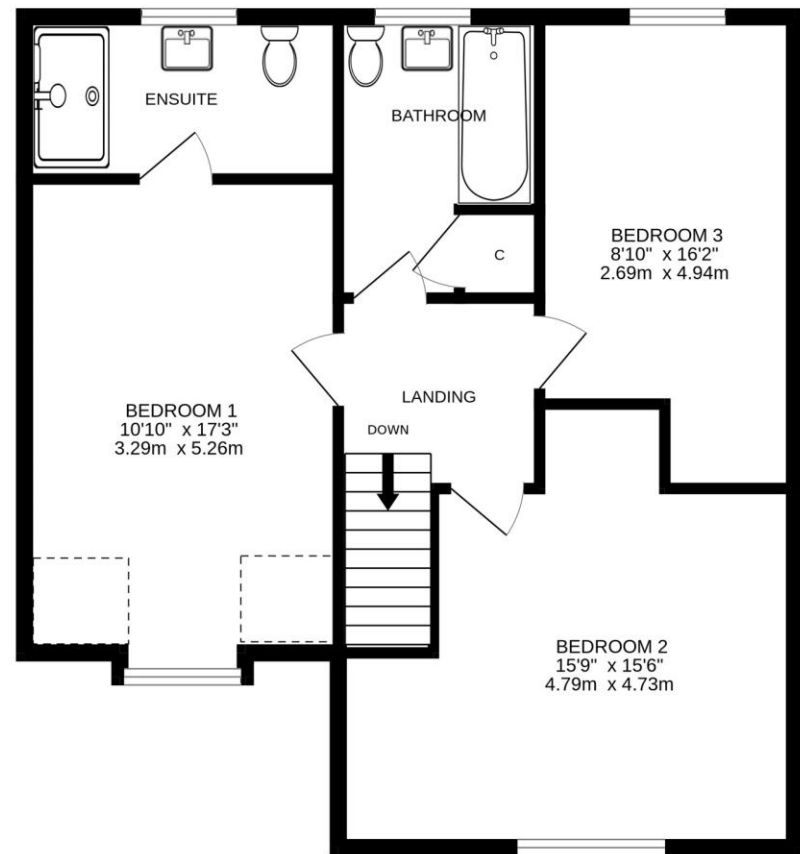
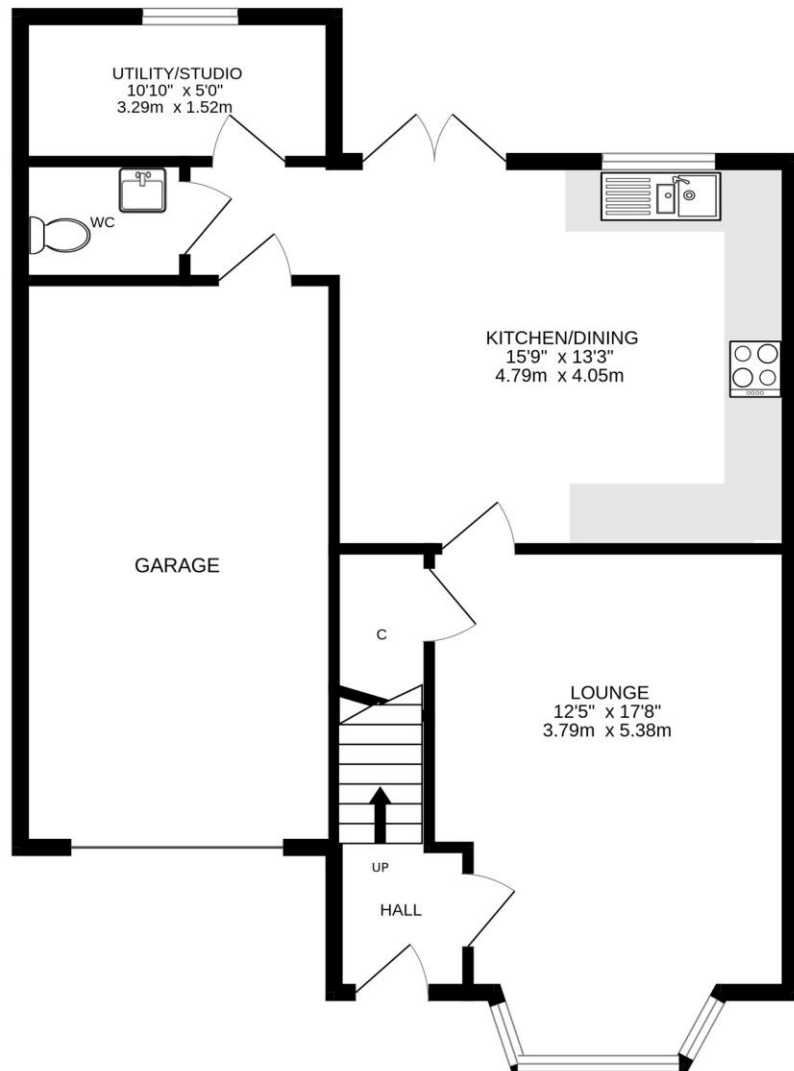








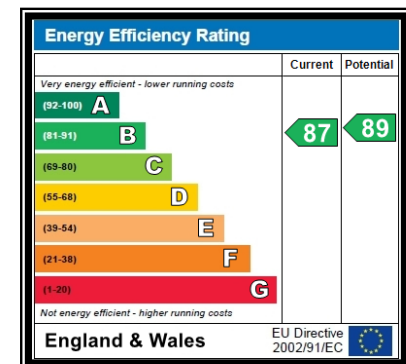




6 Mapletoft Close, Braybrooke, Market Harborough LE16 8NQ

Total Approximate Gross Internal Floor Area = 1937 SQ FT / 180 SQ M

Measurements are approximate.
Not to scale. For illustrative purposes only.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

