

17 Braybrooke Road  
Dingley  
LE16 8PF

£800,000



OSCAR JAMES

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# WHAT'S GREAT?

Oscar James Market Harborough are delighted to present this stunning four-bedroom detached converted property, located in the highly sought-after village of Dingley, just five minutes from Market Harborough town centre.

The ground floor, benefiting from underfloor heating throughout, offers an excellent balance of character and contemporary living. An inviting hallway, enhanced by sun tunnels, creates a bright welcome. The principal bedroom features an exquisite shower room and bespoke built-in storage, while a second ground floor bedroom also benefits from fitted storage.

At the heart of the home is the impressive open-plan lounge, dining and kitchen area, arranged in a horseshoe layout with soaring ceilings, original oak beams and Velux windows flooding the space with natural light. The fully fitted kitchen is complemented by a separate utility room, with stable doors opening onto the rear patio. A further shower room adds flexibility. The integral garage, with space for up to three vehicles, also offers potential for conversion (subject to the necessary consents).

A striking floating oak staircase leads to two generously sized first-floor bedrooms, both offering excellent storage, with one enjoying a private balcony overlooking the beautiful rear garden. Bespoke Mouse man oak detailing and additional Velux skylights continue the light-filled feel. A further shower room completes the accommodation.

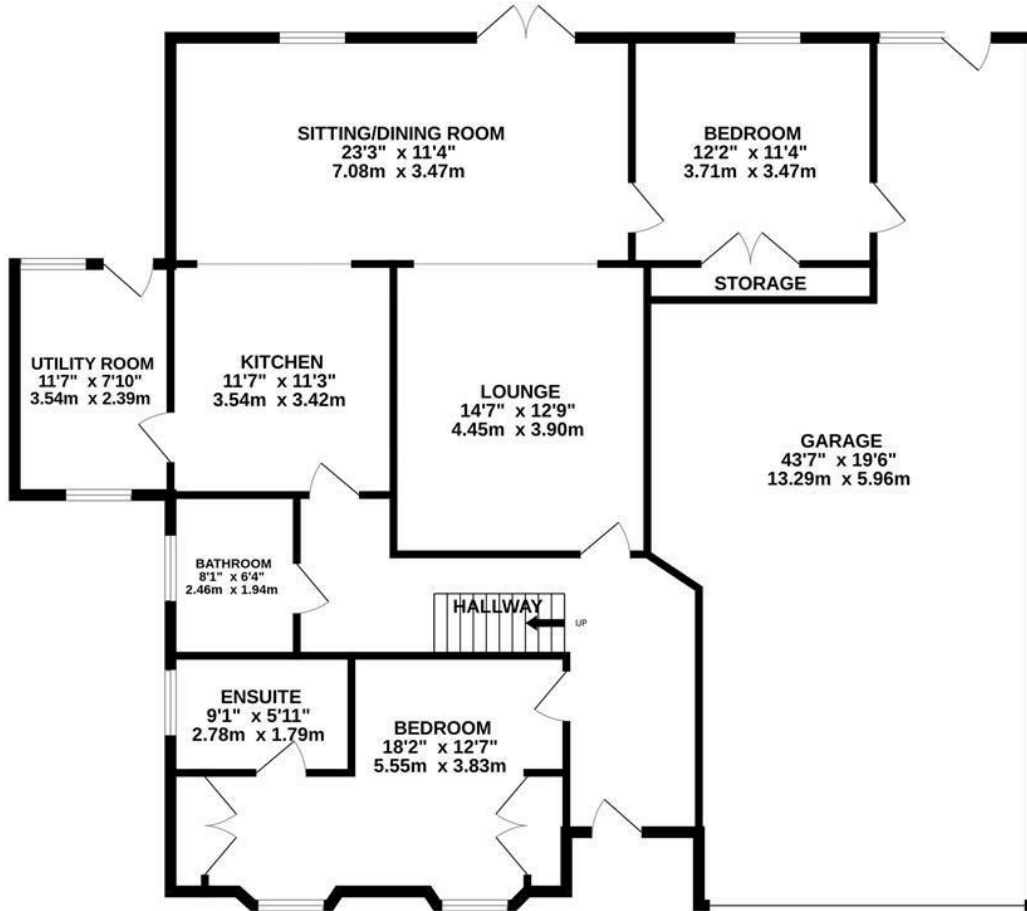
Externally, the property impresses with a well-maintained block-paved driveway providing ample parking, a detached single garage with power and an electronically operated door, and a stunning rear garden featuring a generous patio, expansive lawns and mature planting.

This exceptional home combines privacy, character and modern comfort. Early viewing is highly recommended through Oscar James Market Harborough.

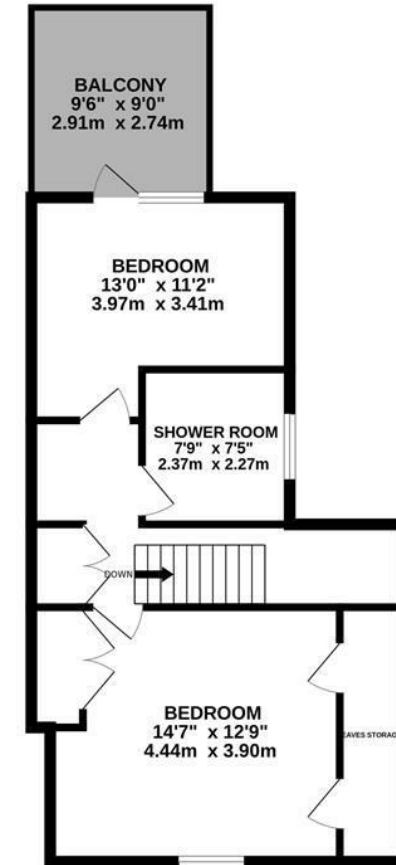
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# Floor Plan

GROUND FLOOR  
1958 sq.ft. (181.9 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 2483 sq.ft. (230.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Fantastic Living/ Dining Area



High Specification Kitchen



Four Bedrooms



Three Bathrooms



Stunning Garden and Countryside Views



Double Garage, Triple Garage and Ample Parking





# SELLER'S SECRET

We have spent many happy years living in our beautifully converted home. The location is fantastic, being so close to Market Harborough yet it feels as though we could be many miles away from anywhere. It truly is the perfect balance.



*Why we like it....*

Stunning inside and out, this amazing property boast extremely flexible living space and exquisite finish throughout. A true gem and must be viewed to be fully appreciated.

*To buy or not to buy....*

**OSCAR JAMES**

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