



**Latymer Close, Market Harborough, LE16 8LN**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY**  
KNIGHT

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# Property Description

Located in the popular Northamptonshire / South Leicestershire village of Braybrooke, this substantial detached family home occupies a plot of around 0.17 acres. Situated close to the centre of the village, the property offers well-planned and flexible living space across two floors. Formerly four first floor bedrooms, the property has been modified and now boasts three generous first floor bedrooms and a ground floor bedroom/study.

The property opens into a light and welcoming entrance hallway with access to a guest cloakroom w/c. Located to the front of the property is a bright and spacious dual aspect living room allowing plenty of natural light to come flooding in, with an open fireplace, having a raised hearth with surround, and engineered oak flooring. There are two further reception rooms, a formal dining room with views and direct access to the rear garden, and a study - which is an ideal space for homeworking; again, with engineered oak flooring.

The shaker style kitchen boast a range of base and wall units, plus a central island unit / breakfast bar with an integrated wine cooler. There is an electric range style oven with hood over, integrated dishwasher, and a tiled floor that continues into the utility room, which provides plumbing for a washing machine.

To the first floor there are three bedrooms. The principal bedroom offers a lounging area, and dressing area, plus it also boasts an en-suite shower room with cubicle, wash basin and w/c. The two further double bedrooms share the family bathroom, which comprises of a shaped shower bath, w/c, and wash hand basin.

Outside, the property is set well back from the roadside and has a generous frontage and driveway for multiple vehicles. This in turn leads to a double garage - with power and lighting connected; and to the rear is a patio area with hard standing for a shed, a shaped lawn, and shrub borders, all of which offers a good degree of privacy.







## Key Features

- Detached Family Home Set On A Generous Plot
- Entrance Hallway, Guest Cloakroom w/c
- Living Room, Study
- Breakfast Kitchen, Utility Room
- Dining Room With Access To Garden
- Large Principal Bedroom With En-Suite
- Two Further Double Bedrooms.
- Family Bathroom
- Car Standing, Garage, Gardens
- Total Plot Size of Around 0.17 Acres

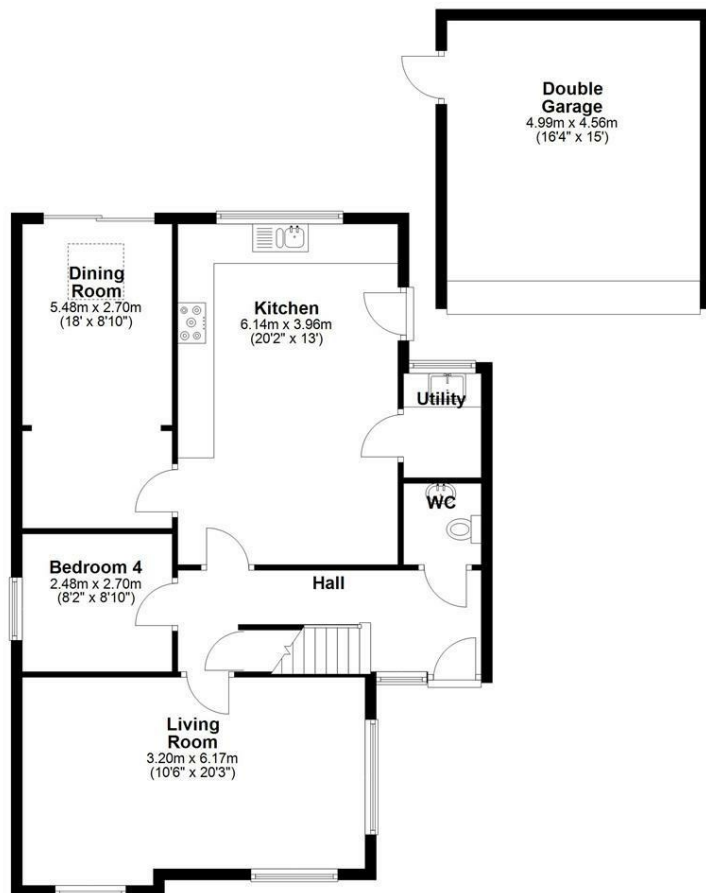
**£520,000**





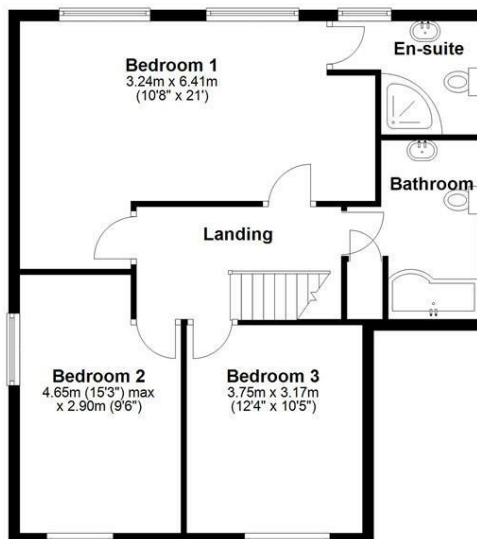
## Ground Floor

Approx. 106.4 sq. metres (1145.4 sq. feet)



## First Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



Total area: approx. 173.0 sq. metres (1862.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating -

Tenure - Freehold

Council Tax Band - F

Local Authority  
Kettering

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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