



Connells

Leys Avenue
Desborough Kettering



Property Description

This four bedroom detached property is situated in a highly sought after area of Desborough, In brief this property comprises of substantial living space, separate dining room, kitchen with separate utility room, four good size bedrooms, two ensuites along with a family bathroom and study. The property also benefits from a double garage with driveway suitable for multiple vehicles along with an exceptional garden to the rear. Desborough offers many local amenities including shops, restaurants, play parks and other leisure facilities. Desborough also boasts many transport links due to the A6 which leads to Market Harborough and Leicester, along with the A14 which links to the M1 and M6.

On entering the property you are greeted by the entrance hall which houses the stairs to the first floor. To the left hand side of entering is the lounge which is flooded by natural light due to the large bay window to the front and French patio doors to the rear. The kitchen is to the rear of the property with the utility room adjoining. The dining room is to the front of the property, a great space for family meals or entertaining.

To the first floor are the four bedrooms, two of which boast their own ensuites with bedroom one also benefiting from a built in wardrobe. There is a study on this floor which could be used as a home office or converted into dressing room. The family bathroom completes this floor.

Ground Floor

Entrance Hall

Living Room

24' 7" x 12' 9" (7.49m x 3.89m)

Dining Room

12' 6" x 9' 8" (3.81m x 2.95m)

Kitchen

14' 2" x 9' 7" (4.32m x 2.92m)

Utility Room

8' 7" x 5' 8" (2.62m x 1.73m)

Cloakroom

First Floor

Landing

Bedroom One

13' x 11' 3" (3.96m x 3.43m)

Ensuite

Bedroom Two

17' 6" max x 9' 7" (5.33m max x 2.92m)

Ensuite

Bedroom Three

9' 7" x 9' 7" (2.92m x 2.92m)

Bedroom Four

8' 7" x 6' 8" (2.62m x 2.03m)

Study

5' 9" x 5' 7" (1.75m x 1.70m)

Externally

Double Garage

18' 4" x 18' 2" (5.59m x 5.54m)

Driveway

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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