



Measurements

Living Room

5.18m x 3.35m (17'0" x 11'0") into bay

Dining Room

3.78m x 2.69m (12'5" x 8'10") max

Kitchen

3.76m x 2.59m (12'4" x 8'6") max

WC

1.91m x 0.89m (6'3" x 2'11")

Main Bedroom

3.4m x 3.15m (11'2" x 10'4")

En Suite

1.7m x 1.4m (5'7" x 4'7")

Bedroom Two

3.51m x 3.1m (11'6" x 10'2") max

Bedroom Three

2.41m x 2.11m (7'11" x 6'11")

Bedroom Four

2.39m x 2.13m (7'10" x 7'0")

Bathroom

1.98m x 1.7m (6'6" x 5'7")

Garage

5.41m x 2.59m (17'9" x 8'6")



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“Perfectly Positioned!”





**Kenmore Drive,
Desborough,
NN14 2UN
£300,000**

“Perfectly Positioned!”

Nestled within a desirable cul de sac with a scenic setting to the rear elevation, this four bedroom detached property is perfectly positioned and benefits from fantastic proportions with a single garage!

Property Highlights

Sought after residential location within walking distance of the local shops, primary schools, leisure centre and M&S garage. Market Harborough and Kettering are just a short drive away with excellent commuter rail links.

Inviting entrance hall with an attractive feature arch, access to the guest WC, the under stairs storage and stairs rise to the first floor.

Beautifully appointed living room in excellent decorative order, situated to the front elevation with a feature bay window injecting an abundance of natural light and an electric fireplace with a marble hearth.

Formal dining room with a generous opening through from the living room offering an excellent, open plan space with ample room for a dining table and sliding doors lead out to the garden.

Modern kitchen/breakfast room featuring ceramic tiled flooring, ample space for a small dining table and chairs, access to the useful storage cupboard and a side door out to the driveway. The kitchen boasts a delightful west facing aspect overlooking the garden and comprises a range of shaker style eye and base level units, a roll top work surface, tiled splash backs, a one and a half bowl sink, a free standing cooker and space for a fridge/freezer, washing machine and dishwasher.

First floor landing with a window to the side elevation, access to the loft hatch and the useful airing cupboard with an updated hot water cylinder.

Four good sized bedrooms, all boasting a neutral decor, two of which are double in size, with the second and fourth bedroom overlooking the neighbouring fields.

Impressive main bedroom benefiting from a bay window with access to the en suite shower room. The en suite is laid with tiled flooring and incorporates a three piece suite to include a fully tiled and enclosed shower enclosure, a pedestal wash hand basin and a low level WC.

Family bathroom comprising a three piece suite to include a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.

Detached single garage benefiting from power, light, a side pedestrian door and a manual up and over door, offering fantastic storage or additional off road parking.

Outside

Nestled within a desirable cul de sac, the property offers an end position with a neat frontage. To the front of the property is a small lawn area, well stocked with a host of plantings and edged with a gravelled border. Steps lead down to the front door with a storm porch and a paved path leads to the side of the property with a charming low level retaining brick wall. To the side elevation is a hard standing driveway providing tandem off road parking for two cars and this leads upto the single garage.

The west facing garden has been beautifully maintained and offers a wealth of charm with its tiered sections. The first section boasts a paved patio area ideal for seating and a sculpted main lawn with an array of well stocked planted borders, established shrubbery and mature trees. The garden slopes down with further plantings and paved path and steps lead towards the small brook offering a tranquil setting (the brook is not owned by the property). There is also side access via the secure timber gate to the driveway and a side pedestrian door into the garage.