



**HENDERSON
CONNELLAN**
ESTATE AGENTS

64 Harbrough Road,

£399,950

4 2 3



“The Plot and Proportions Combine...”

...to form this impressive and extended detached residence, situated on an established and sought-after road in the heart of Desborough, boasting generous proportions throughout, three double bedrooms, ample off road parking, a sizeable west-facing rear garden and a fantastic brick build studio in the garden!

Entrance through the modern composite front door leading into the porch with laminate flooring, space for coat and shoe storage and a door leads through into the entrance hall. Spacious entrance hall featuring attractive laminate flooring, further space for coat and shoe storage, and stairs flow up to the first floor landing.

Snug with a large bay window to the front elevation injecting an abundance of natural light, attractive laminate flooring and a gas fireplace with a black marble hearth and solid timber surround.

Beautifully finished and extended living room, split into two separate areas but open through to create a fantastically sized room. The space offers high quality laminate flooring, decorative coving, a dado rail, a bay window to the front elevation, two windows to the rear overlooking the rear garden and a feature gas fireplace with a stone surround.

Impressive kitchen comprising polished tiled flooring, a hose of eye and base level high gloss fitted units, square edged work surfaces, a composite single bowl sink, an integrated electric cooker, a four ring induction hob, an integrated dishwasher and an under counter fridge and freezer. The kitchen flows through to the dining area with continued polished tiled flooring, further fitted units and space for a four seater dining table and chairs.

Light and airy conservatory benefitting from central heating, carpeted flooring and French doors open out to the delightful west facing garden.

Guest WC comprising ceramic tiled flooring and walls and a white two piece suite.

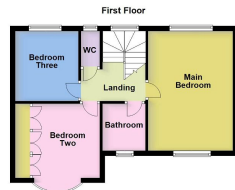
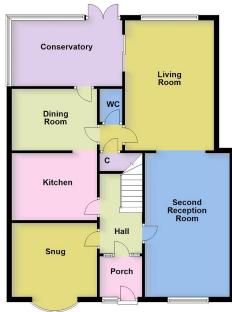
Impressive main bedroom boasting a dual aspect flooding the room with an abundance of natural light. The bedroom also benefits from fitted wardrobes, ample space for a super king size bed, LED ceiling spot lights, a decorative ceiling rose, chrome heated towel rail and a corner enclosed shower cubicle with a rainwater shower head and additional shower wand.

Family bathroom comprising attractive floor and wall tiles, a jacuzzi bath and a wash hand basin built within a vanity unit.
Separate WC comprising tiled floor and wall tiles, a chrome heated towel rail and a low level WC.

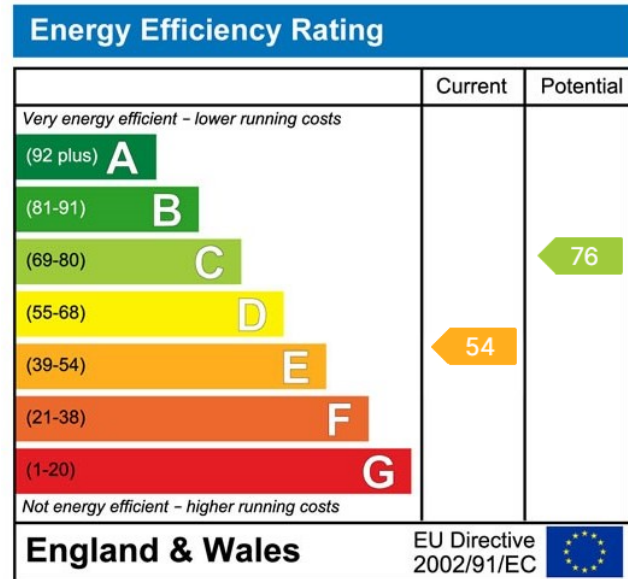
Bedroom two features a fantastic bay window to the front elevation and built in wardrobes, and bedroom three overlooks the rear garden.

The extensive and well kept rear garden has been beautifully kept and boasts a fantastic south-west facing aspect. Directly adjoining the property is a paved patio area with outdoor power sockets, a side access to the front elevation, and a raised decked area perfect for outdoor entertaining and BBQing on a summers evening. The current owners have laid artificial lawn, however this can be easily removed to expose the composite decking if desired. The remainder of the garden is mainly laid to lawn with a paved pathway leading to two timber sheds, and to the bottom of the garden is a detached brick built studio. The fantastic studio has its own electricity supply, has been insulated and benefits from detailed coving and LED ceiling spotlights creating a fantastic versatile space. The room also features a uPVC window and French doors overlooking the garden, carpeting and a loft hatch to additional storage. Currently used a bar and storage area the room offers the potential to be used as a home gym, annexe or study, perfect for those working from home.





- Living Room - 5.46m x 3.61m (17'11" x 11'10")
- Kitchen - 3.45m x 2.72m (11'4" x 8'11")
- Conservatory - 4.47m x 2.67m (14'8" x 8'9")
- Bedroom Two - 3m x 2.82m (9'10" x 9'3")
- Bathroom - 1.91m x 1.75m (6'3" x 5'9")
- Second Reception Room - 5.89m x 3.43m (19'4" x 11'3")
- Snug - 3.45m x 3m (11'4" x 9'10")
- Dining Room - 3.45m x 2.49m (11'4" x 8'2")
- Conservatory - 4.47m x 2.67m (14'8" x 8'9")
- Main Bedroom - 4.85m x 3.43m (15'11" x 11'3")
- Bedroom Three - 2.72m x 2.54m (8'11" x 8'4")
- Potential Annex/Home Office - 7.82m x 3.43m (25'8" x 11'3")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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