



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Copelands Road, Desborough

4 2 2



Extended Living with an Extensive Garden!

Situated in an established residential location in the heart of Desborough, this impressive and extended detached residence boasts an extensive rear garden, four bedrooms, a modern finish and off-road parking!

Conveniently located within walking distance to the town centre, Sainsburys, Co-Op, M&S Garage, primary school and with Kettering & Market Harborough just a short drive away.

Inviting entrance hall of a generous size boasting attractive laminate flooring, ample under stairs storage, a tall, panelled radiator, access to the utility room and guest WC and stairs rising to the first floor.

Beautifully appointed living room benefits from French doors providing an outlook and access to garden, a gas fireplace with a stone hearth and timber surround and a door into the kitchen.

Well-presented kitchen/dining room boasting ceramic tiled flooring, space for a dining table and chairs, access to the utility room and double doors lead into the garden room.

Utility Room comprising continued ceramic tiled flooring, roll top work-surface, storage units, space for a washing machine and a fridge freezer, a side door to the garden and an integral door into the garage.

Delightful garden room boasting a dual aspect flooding the room with an abundance of natural light.

Guest WC comprising laminate flooring, ceramic tiled splash backs, a wash hand basin built within a vanity unit and a low-level WC.

Oversized single garage with a manual up and over door, power, light supply and an integral door into the utility room.

Four good sized bedrooms, all in excellent decorative order, three of which benefit from being generous doubles and the second and third bedroom benefitting from overlooking the east facing garden.

The impressive main bedroom is located to the front elevation after being wonderfully extended boasting an en suite shower room. The high-quality en suite features LVT flooring, full height tiling, a chrome heated towel rail and a three-piece suite. The white three-piece suite incorporates a double width walk in shower with rainwater shower head, a low-level WC and pedestal wash hand basin.

Luxury family bathroom comprising floor to dado height tiling, a chrome heated towel rail, access to the oversized airing cupboard and access to the loft hatch benefiting from a pull-down ladder, light, and boarding. The bathroom has been finished to a high standard with a four-piece suite to include a panel enclosed bath, a walk-in double width shower, a low-level WC and a pedestal wash hand basin.

Set back from the road the property is neatly retained by a low-level brick wall and iron railings with a sweeping blocked paved driveway providing off road parking for one car. To the side is a well-maintained lawn section with a planted border, mature tree and there is wide access to the rear garden.

The extensive rear garden is of a generous size perfect for families or a fantastic gardeners paradise! The garden boasts a variety of sections with a generous paved patio area ideal for entertaining and retained by a blue and red brick Central steps lead down to the main lawn, edged with well stocked planted borders, mature trees and shrubbery. The garden flows to the rear boundary with the benefit of two timber constructed sheds, a large green house and potential to create an allotment area if desired.





- Living Room - 5.28m x 3.84m (17'4" x 12'7")
- Kitchen - 5.28m x 2.77m (17'4" x 9'1")
- Garden / Dining Room - 3.76m x 3.07m (12'4" x 10'1")
- Utility Room - 3.56m x 1.47m (11'8" x 4'10")
- WC - 1.8m x 0.89m (5'11" x 2'11")
- Garage - 5.97m x 3.53m (19'7" x 11'7") max
- Main Bedroom - 5.11m x 3.45m (16'9" x 11'4") max
- Bedroom Two - 4.09m x 3.38m (13'5" x 11'1")
- Bedroom Three - 4.09m x 3.35m (13'5" x 11'0")
- Bedroom Four - 3.25m x 2.21m (10'8" x 7'3")
- Bathroom - 3.51m x 2.51m (11'6" x 8'3") max
- En Suite - 2.44m x 1.47m (8'0" x 4'10")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

63 High Street, Market Harborough, Leicestershire, LE16 7AF

