



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Mayfield Road, Desborough, NN14 2QE

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“Three Storey Dream!”

Entrance is gained through the composite front door into the inviting entrance hall. The hallway features a fitted floor mat, LVT flooring, access to the two useful storage cupboards, ground floor shower room and stairs rise to the first floor with ornate spindles.

Beautifully appointed living room situated to the front elevation with a bay window boasting plants to shutters, high ceilings, deep skirting boards and an oak veneered door offering a wealth of charm.

Stunning, open plan kitchen/dining room finished to an exceptionally high standard after being recently updated within the last year and creating a fantastic, social entertaining space.

High quality kitchen featuring LVT flooring, attractive, high vaulted ceilings with three Velux windows, an elevated view of the garden and stairs rise down to a further living area. The kitchen benefits from being updated in 2023 with a range of eye and base level units, a Quartz worktop with upstand and this continues up to the windowsill and access to the one and a half bowl sink. There is also an integrated AEG, double oven, an integrated fridge/freezer and space for a washing machine and tumble dryer. A fantastic central island benefits from additional storage, a break hat bar, a four-ring ceramic hob with internal extractor and an integrated wine cooler.

The dining area is of a generous size with LVT flooring, a feature chimney breast with oak mantle, a contemporary tall radiator and space for a dining table and chairs. There is also a generous opening through to the kitchen.

Stairs rise down to the second reception room with a sky light window, LED spotlights and aluminium bi fold doors lead out to the garden. This amazing space offers more than what meets the eye offering flexibility for extended family living or entertaining.

Cellar with a door leading off from the second reception room benefitting from fantastic storage, power and light.

Ground floor shower room with continued LVT flooring, a chrome heated towel rail, LED spotlights and a three-piece suite. The modern three-piece suite comprises a double width shower enclosure with full height tiling, a pedestal washed hand basin and a low-level WC.

Impressive main bedroom positioned to the front elevation, boasting a southwest facing aspect, a part bay window with beautiful plantation shutters and space for a king size bed.

Two further double bedrooms, both overlooking the rear garden with bedroom two benefitting from an array of built in wardrobes and a cupboard housing a modern boiler.

Luxury bathroom featuring timber effect flooring, a tall chrome heated towel rail, LED ceiling spotlights, ceramic wall tiles and a white three-piece suite. The three-piece suite includes a P shaped panel enclosed bath with a shower over and shower screen, a pedestal wash hand basin and a low-level WC.

Solar panels that are owned by the property and generate reduced electricity bills and feed in to the National Grid.

Nested within a desirable cul-de-sac the property is neatly set back from the road and features an attractive block paved and gravelled driveway with off road parking for two cars, a side gate to the rear garden and steps rise to the front door. The rear garden has been beautifully designed featuring a generous paved patio area ideal for outdoor entertaining, a well-kept lawn with a host of well stocked planted borders and steps to the side lead up to the front elevation. A paved pathway leads to the bottom of the garden which has been neatly sectioned off creating a hardstanding and gravelled parking area with a double timber gate accessed from Dunkirk Avenue and a timber gate with power and light supply.





- Living Room - 5.41m x 3.51m (17'9" x 11'6")
- Kitchen/Dining Room - 5.36m x 3.61m (17'7" x 11'10") max
- Dining Room - 3.53m x 3.48m (11'7" x 11'5")
- Shower Room - 2.34m x 1.45m (7'8" x 4'9")
- Second Reception Room/ Bedroom Four - 3.61m x 3.61m (11'10" x 11'10") max
- Main Bedroom - 3.68m x 3.45m (12'1" x 11'4")
- Bedroom Two - 3.56m x 2.69m (11'8" x 8'10")
- Bedroom Three - 2.64m x 2.44m (8'8" x 8'0")
- Bathroom - 2.21m x 1.91m (7'3" x 6'3")
- Shed - 4.11m x 2.39m (13'6" x 7'10")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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