



**HENDERSON
CONNELLAN**
ESTATE AGENTS

15 Linley Drive, Desborough NN14 2JX

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“Design and Location Combine...”

...to form this impressive and extended detached bungalow, situated in an established residential location just a short walk from the centre of Desborough, boasting generous proportions throughout, a high standard of finish, four bedrooms, off road parking and a spacious rear garden!

Conveniently located within walking distance to the town centre, local shops, schools, supermarkets, and M&S garage. Market Harborough and Kettering are also just a short drive away, both offering excellent commuter rail links to London St Pancras within an hour.

Originally a two-bedroom bungalow, the property was extended to the rear in 2016 to create a larger living space and then to the side incorporating the garage in 2021 to create a fourth bedroom.

Entrance through the part timber and part glazed front door leading into the porch with quarry tiled flooring and a door through to the attractive entrance hall. The entrance hall features solid oak flooring and access to all rooms.

Beautifully extended kitchen/dining/family room, extended in 2016 to create a fantastic entertaining space with full-width sliding doors out to the rear garden, a lantern window, a bespoke fitted seating area, solid oak flooring, and a fireplace with a recessed TV and a log burner.

The kitchen comprises a host of base level solid timber units, granite work surfaces, a white ceramic Belfast sink, an integrated dishwasher, space for a fridge/freezer, space for a freestanding cooker (available by separate negotiation) and a breakfast bar.

An inner hall has been created by joining the garage to the property with attractive vinyl tiled flooring, French doors out to the rear, a lantern skylight, solid timber units and a Belfast sink with mixer tap.

The rear of the garage has been converted to a fantastic double bedroom with continued vinyl tiled flooring, fitted storage and a window overlooking the rear garden. The remaining garage space to the front measures 9'8" by 8'9", offering ideal additional storage.

Spacious main bedroom with sliding doors out to the front garden, solid oak flooring, a dressing room with bespoke fitted storage, and an en suite shower room. The en suite comprises ceramic tiled flooring and walls, a low-level WC, a vanity enclosed wash hand basin, and a walk-in shower enclosure with a fitted shower over.

Two further bedrooms in the main part of the bungalow, both benefitting from being double in size and fitted storage.

Family bathroom comprising ceramic tiled flooring, timber-clad walls, a low-level WC, a vanity enclosed wash hand basin and a P-shaped bath with shower screen and a fitted shower over. A utility cupboard offers space for a washing machine and the Vaillant combi-boiler is housed in the airing cupboard fitted in 2021.

The property features a neat and attractive frontage comprising a hard standing driveway leading up to the single garage providing off road parking for two cars. Situated in front of the main bedroom is an AstroTurf lawn area enclosed by high-level fencing. The impressive rear garden features steps leading up from the rear doors to an AstroTurf area offering a low maintenance design and a wrap-around planted border. To the rear of the garden is a fantastic, covered pergola with bespoke fitted seating.





- Inner Hall - 6.63m x 1.75m (21'9" x 5'9")
- Living/Kitchen/Dining Room - 8.51m x 5.49m (27'11" x 18'0") max
- Main Bedroom - 3.76m x 3.58m (12'4" x 11'9")
- Dressing Room - 1.7m x 1.65m (5'7" x 5'5")
- En Suite - 2.18m x 1.7m (7'2" x 5'7")
- Bedroom Two - 2.95m x 2.79m (9'8" x 9'2")
- Bedroom Three - 3.73m x 2.84m (12'3" x 9'4") max
- Bedroom Four - 3.35m x 2.36m (11'0" x 7'9") max
- Bathroom - 3.38m x 1.73m (11'1" x 5'8") max
- Lean To - 2.95m x 1.3m (9'8" x 4'3")



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

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.

