



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 4 Coalport Close, Desborough

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### “Location, Location, Location”

Nestled within a desirable cul-de-sac, within walking distance to the town centre & local schools, this fantastic three-bedroom detached family home boasts generous proportions, a single garage, and the potential for further modernisation!

The property is within walking distance of the town centre, local primary school, neighbouring countryside and offering convenient access to the A14 via the A6 and the nearby town of Market Harborough offers excellent direct rail links to London St Pancras.

Welcoming entrance hall featuring timber effect flooring, two storage cupboards, a guest WC and stairs rise to first floor.

Beautifully appointed living room boasting a bay window to the front elevation injecting an abundance of natural light, with a feature fireplace with a brick surround and an archway through to the dining room.

The dining room offers space for a dining table and chairs, laminate effect flooring, sliding French doors to garden and a door into the kitchen.

Well-presented kitchen boasting laminate effect flooring, a generous window overlooking the garden, an under stairs open pantry cupboard and a separate utility room. The kitchen comprises a host of shaker style eye and base level units, a roll top work-surface, ceramic wall tiles, and one and a half bowl sink with a mixer tap and draining board. High quality Neff appliances include a double oven, a four-ring gas hob, a chimney hood extractor and space for a dishwasher.

Separate utility room featuring continued laminate effect flooring, a roll top work-surface, space for a fridge freezer, washing machine and a tumble dryer, a door to the garden and an integral door into the garage.

Guest WC comprising tiled effect flooring, a wall hung wash hand basin and a low-level WC.

First floor landing providing access to an airing cupboard with a rail, shelving and a radiator, and a loft hatch with a drop-down ladder.

The main bedroom is positioned to the front elevation with a south facing aspect and boasts a neutral décor, ample space for a bed and wardrobes and an en suite shower room.

The en suite shower room comprises ceramic wall tiles, and a white three-piece suit to include a shower cubicle, a low-level WC and a wash hand basin built within a vanity unit providing excellent storage.

Two further well-presented bedrooms overlooking the rear garden with the second bedroom benefitting from being double in size.

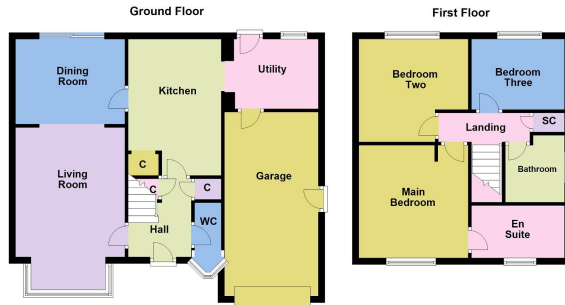
Family bathroom featuring timber effect flooring, ceramic wall tiles, and a white three-piece suit to include a bath, a pedestal wash hand basin and low-level WC.

Single garage with a manual up and over door, power, lighting, a Worcester boiler with Hive heating controls, a door to the side elevation and a rear door into the utility room.

Nestled within a sought-after cul-de-sac the property boasts an attractive frontage boasting a lawn section, planted borders, a hardstanding driveway for two vehicles, access to a single garage and a side gate leads to the rear garden.

The well establish rear garden has been beautifully designed, set over three levels with a patio and gravelled area and a host of well stocked planted borders, with a variety of mature trees and shrubbery and a side gate leads to the front elevation.





- Living Room (excluding bay) - 3.99m x 3.35m (13'1" x 11'0")
- Dining Room - 3.35m x 2.74m (11'0" x 9'0")
- Kitchen - 4.19m x 2.87m (13'9" x 9'5")
- Utility - 2.67m x 2.13m (8'9" x 7'0")
- Main Bedroom - 3.66m x 3.38m (12'0" x 11'1")
- Bedroom Two - 3.4m x 3.1m (11'2" x 10'2") max
- Bedroom Two - 3.4m x 3.1m (11'2" x 10'2") max
- Bedroom Three - 2.84m x 2.29m (9'4" x 7'6")
- Bathroom - 2.06m x 1.85m (6'9" x 6'1")
- Garage - 5.66m x 2.9m (18'7" x 9'6")



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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