



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Rutland Court, Desborough

3 1 2



### 'More than Meets the Eye'

Positioned within a residential location, just a short walk from the town centre, this fantastic semidetached property, offers more than meets the eye, boasting a generous ground floor layout, three bedrooms and a timber constructed store/garage!

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

Entrance is gained through a composite front door into a welcoming entrance porch featuring attractive tiled effect flooring, space for coat and shoe storage and a door to the living room.

Well-appointed living room with a window to the front elevation with a south-west facing aspect, an electric fireplace and a door into the kitchen/dining room.

Modern kitchen/dining room featuring laminate flooring, space for a dining table and chairs, a door into the conservatory and stairs rising to the first floor.

The kitchen comprises a host of eye and base level units, a roll top work-surface, ceramic wall tiles, a one and a half bowl sink with a mixer tap and draining board, a single oven, a four-ring gas hob and space for a dishwasher, fridge freezer, washing machine and a tumble dryer.

Naturally light conservatory, of a generous size, benefitting from updated roof and UPVC windows, ceiling spotlights and French patio doors lead out to the garden.

First floor landing with a stain-glassed window to the side elevation, an airing cupboard, and a loft hatch to a partially boarded attic with a drop-down ladder.

Three well-proportioned bedrooms with two benefitting from being double in size.

Family bathroom featuring tiled effect flooring, floor to ceiling wall tiles, ceiling spotlights and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

Converted timber constructed store/garage offering a fantastic storage space with a manual up and over garage door, power, lighting and a rear door into the garden.

Set back from the road the property boasts a neat and attractive frontage, with a block paved driveway with inset spotlights providing off road parking for two cars, a step to the front door and access to the converted car port/garage.

The rear garden features a generous block paved patio area ideal for outdoor entertaining, a lawn area with a timber shed and mature plantings and access to the converted store/garage.





- Living Room - 4.55m x 2.97m (14'11" x 9'9")
- Kitchen/Dining Room - 4.57m x 4.11m (15'0" x 13'6")
- Conservatory - 3.68m x 3.68m (12'1" x 12'1")
- Main Bedroom - 3.45m x 2.67m (11'4" x 8'9")
- Bedroom Two - 3.18m x 2.57m (10'5" x 8'5")
- Bedroom Three - 2.16m x 1.78m (7'1" x 5'10")
- Bathroom - 2.29m x 1.91m (7'6" x 6'3")
- Converted Garage/ Store - 7.26m x 2.77m (23'10" x 9'1")max



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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