



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Valentine Lane, Desborough

2 1 1



“As Good As New!”

Built in 2021 as a select one-off development of just four properties, this impressive semi-detached property offers a tucked-away location, generous proportions throughout, three bedrooms and off-road parking!

Conveniently located within walking distance to the local schools, shops, supermarkets and leisure centre. Market Harborough and Kettering are also just a short drive away, both benefitting from commuter rail links into London St Pancras.

Entrance through the composite front door leading into the entrance hall with LVT flooring, space for coat and shoe storage and access to the guest WC.

Guest WC with continued LVT flooring, a chrome heated towel rail and a white two-piece suite.

Impressively proportioned living room with high quality LVT flooring, dual aspect windows, multiple power points, access to the under-stair storage cupboard, and stairs flow up to the first-floor landing.

An opening flows through to the spacious kitchen/dining room with attractive LVT flooring, ample space for a six-seater dining table and chairs, and French doors open out to the rear garden.

The kitchen comprises a host of eye and base level fitted units, roll top work surfaces, a stainless-steel sink, and a host of integrated appliances to include a fridge/freezer, an electric oven, A four ring induction hob, a dishwasher and a washing machine.

First floor landing with access to the airing cupboard and the attic via a hatch.

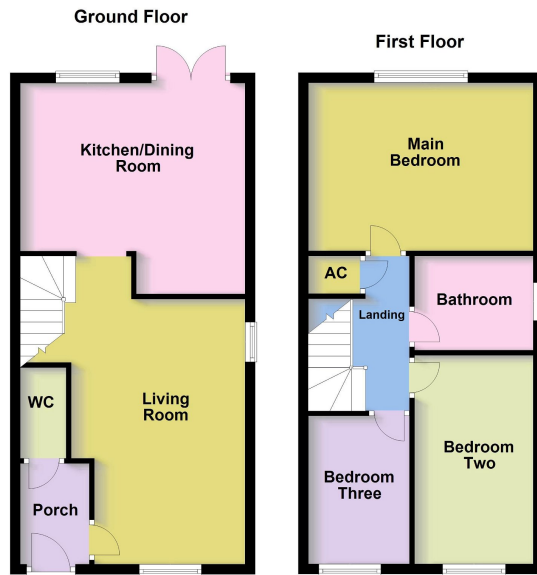
Three well-proportioned bedrooms, two of which are double in size with the third a good-sized single or the potential to be utilised as an office.

Modern bathroom comprising attractive LVT flooring, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed L-shaped bath with a fitted shower over.

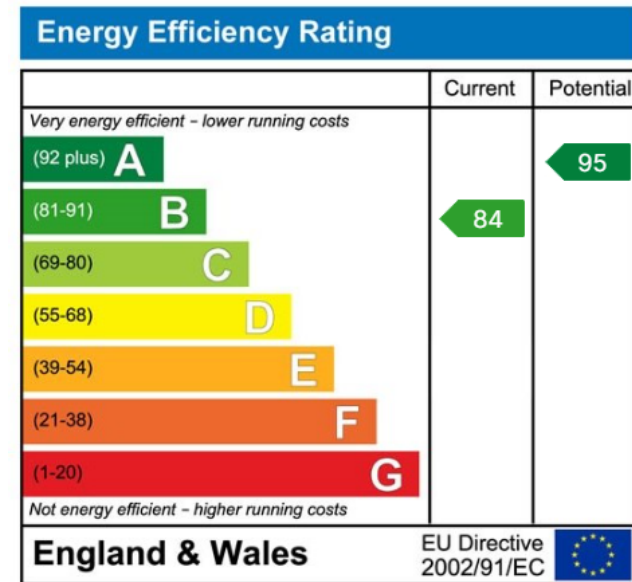
There is a communal charge for the electrics at £12.50pcm and a charge for the maintenance of the pump to the properties, at £75.00pa per property.

Neatly tucked away, the property offers a neat and low-maintenance frontage with off road parking for two cars and a paved path flows around to the rear garden. The rear garden comprises a paved patio leading from the rear doors offering the ideal space to sit out and enjoy a morning coffee. Steps lead down to a path, flanked on both sides by two lawn areas, leading to two timber sheds at the rear of the garden providing additional storage.





- Kitchen/ Dining Room - 4.42m x 4.19m (14'6" x 13'9")
- Living Room - 5.21m x 2.97m (17'1" x 9'9")max
- WC - 1.88m x 0.89m (6'2" x 2'11")
- Main Bedroom - 4.44m x 3.3m (14'7" x 10'10")
- Bedroom Two - 4.11m x 2.34m (13'6" x 7'8")
- Bedroom Three - 2.92m x 2.01m (9'7" x 6'7")
- Bathroom - 2.31m x 1.83m (7'7" x 6'0")



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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