

**HENDERSON
CONNELLAN**
ESTATE AGENTS



“A Hidden Gem”



Rothwell Road
Desborough
NN14 2NT



'A Hidden Gem'

Neatly tucked away within a select and sought after location, within walking distance to the town centre and 'Pocket Park', this executive five-bedroom detached home is sure to impress, boasting generous proportions and a well presented interior throughout, a triple garage and a stunning established West facing rear garden!





Property Highlights

Conveniently located within walking distance to the town centre, local parks and primary schools, Sainsburys, Co-Op and an M&S Garage. Kettering train station is within close driving distance offering fantastic commuter access into London in approximately 45 minutes. The thriving town of Market Harborough is also within close driving distance with access to the train station, with a direct link to London within a 60-minute commute.

Entrance is gained into the inviting entrance hall with attractive Karndean flooring with a decorative border, access to a generous storage cupboard and a guest WC.

Beautifully appointed and well-proportioned living room of a generous size, offering a wealth of charm with a fantastic gas fired feature log burner with brick surround and a detailed ceiling rose. This room also boasts a dual aspect injecting an abundance of natural light with a scenic view of the garden and double doors into the dining room.

Open plan dining/ family room enjoying an attractive outlook of the rear garden with a wonderful conservatory extension benefitting from two large sky light windows, a slate effect roof and bi-folding doors out to the garden. This social space has been beautifully finished with Karndean flooring, a glass A frame and ample room for both dining and living.



Property Highlights

Contemporary kitchen/dining room finished to an incredibly high standard after being tastefully modernised with continued Karndean flooring, a dual aspect, LED spotlights and an impressive central island and breakfast bar offering an excellent entertaining space. The high-quality two-tone kitchen comprises a range of shaker style eye and base level units, a Quartz worktop with upstand and continuation up to the windowsill, an inset double sink and a ceramic Belfast sink. There are a host of high specification appliances to include a double AEG oven, a four-ring induction hob, a dishwasher and a fridge/freezer.

Separate utility room/boot room offering additional space for a washing machine and tumble dryer, side access and access to the additional guest WC with a low-level WC.

Well-appointed ground floor study/ additional sixth bedroom creating a flexible layout with a generous window onto the neat frontage, offering an east facing aspect.

Contemporary guest WC off the hallway with a chrome heated towel rail, timber effect tiled flooring, tiling to dado height and a white two-piece suite to include a low-level WC and a vanity enclosed wash hand basin.



Property Highlights

Stairs rise to the first-floor landing in excellent decorative order with coving, access to the generous airing cupboard and the loft hatch.

Five double bedrooms, all in excellent decorative order with two benefitting from en suite facilities and the second bedroom boasting a generous walk in wardrobe.

Impressive main bedroom with a picturesque outlook of the garden and the rolling established setting beyond, with space for wardrobes and an en-suite shower room. The modern en-suite features timber effect tiled flooring, tiling to dado height, a chrome heated towel rail and a three-piece suite to include a double width shower with additional rainfall shower, a vanity enclosed wash hand basin and a low-level WC.

The second bedroom makes the perfect guest room, enjoying views of the garden with a fitted wardrobe cupboard and guest en-suite. The en suite comprises a two-piece suite to include a double width shower with electric Mira shower over and pedestal washed hand basin.

Well-presented family bathroom with floor to dado height tiling, a tall chrome heated towel rail and a three-piece suite. The three-piece suite incorporates a p-shaped panelled enclosed bath with waterfall tap and handheld shower attachment, a vanity enclosed wash hand basin and a low-level WC.

The detached triple garage/workshop was formally the original barns for the neighbouring farm and offers a wealth of character with its period archways and exposed brickwork. The garage, with three manual up and over doors, power, lighting, Velux windows and ample storage space. The building also offers the potential to be converted to an annex or home business subject to obtaining relevant consents.

A separate storeroom is attached to the garage, with a rendered frontage, and has its own door with steps leading up. This room offers a versatile space, having been used as a games room in the past, benefitting from a window, power and lighting.





Outside

Discreetly set back and elevated from the road, this fantastic property is approached via a private driveway for just four select dwellings, with foot access to the local 'Pocket Park'.

Perfectly positioned on an extensive plot, the property boasts a neat and attractive frontage, enclosed by a charming low level red brick wall, with a generous hard-standing driveway providing off road parking for up to eight vehicles. A delightful pond and water feature sits within the middle of the driveway, and a host of well stocked planted borders, with a variety of mature flowers and shrubbery. There is also access to a fantastic triple garage and workshop, a covered storm porch to the front door and side gates lead to the rear garden.

The extensive and well-established west facing, rear garden is a true gardeners paradise having been beautifully designed, with elevated views over the neighbouring parkland whilst also retaining a good degree of privacy.

Measurements

Living Room

6.1m x 3.91m (20'0" x 12'10")

Study

3.91m x 3m (12'10" x 9'10")

Dining Area

4.17m x 3.53m (13'8" x 11'7")

Garden Room

4.11m x 3.28m (13'6" x 10'9")

Kitchen/ Dining Room

6.6m x 4.37m (21'8" x 14'4")max

Utility Room

2.46m x 1.73m (8'1" x 5'8")

WC

1.7m x 0.97m (5'7" x 3'2")

Main Bedroom

4.8m x 3.94m (15'9" x 12'11")

En Suite

2.69m x 1.17m (8'10" x 3'10")

Bedroom Two

4.55m x 2.57m (14'11" x 8'5")

En Suite

1.68m x 1.14m (5'6" x 3'9")

Bedroom Three

3.94m x 3m (12'11" x 9'10")

Bedroom Four

4.17m x 2.57m (13'8" x 8'5")

Bedroom Five

3.1m x 2.67m (10'2" x 8'9")

Bathroom

4.09m x 1.68m (13'5" x 5'6")

Outbuilding One

7.04m x 4.6m (23'1" x 15'1")

Outbuilding Two

10.52m x 4.6m (34'6" x 15'1")

Outbuilding Three

4.7m x 4.52m (15'5" x 14'10")



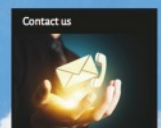
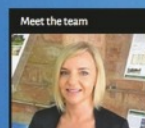
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