



**HENDERSON
CONNELLAN**
ESTATE AGENTS

37 Arden Road, Desborough

4 2 2



"Quality At Its Finest"

Entrance is gained through a composite front door into a grand entrance hall boasting high quality polished stone tiled flooring, an under-stairs storage, access to a guest WC and separate utility room, and a central staircase rises to the first floor.

Beautifully appointed living room of a generous size, with a dual aspect overlooking the rear garden and neighbouring green space, decorative panelling, and French patio doors lead out to the south-west facing garden.

Fantastic kitchen/dining room featuring continued polished stone tiled flooring, LED ceiling spotlights, a dual aspect flooding the room with an abundance of natural light, space for a dining table and chairs, and French patio doors lead out to the garden.

The separate utility room benefits from continued polished stone tiled flooring, a roll top work surface, a stainless-steel sink with a mixer tap and draining board, a modern Ideal boiler, space for a washing machine and a door into the garden.

Well-proportioned study, perfect for those working from home, boasting windows to the front and side elevation with a delightful outlook of the green.

Guest WC comprising polished stone tiled flooring, a pedestal wash hand basin with a tiled splash back, and a low-level WC.

Four immaculately presented double bedrooms with bedrooms two and four overlooking the rear garden. Bedroom two benefits from a dual aspect flooding the room with light and bedroom three benefits from a spacious built-in storage cupboard.

The impressive light and airy main bedroom boasts a window to the front elevation, fitted wardrobes and a modern en-suite shower room. The en-suite features a window, attractive floor to ceiling tiling, a chrome heated towel rail, an enclosed shower, a low-level WC and a wash hand basin.

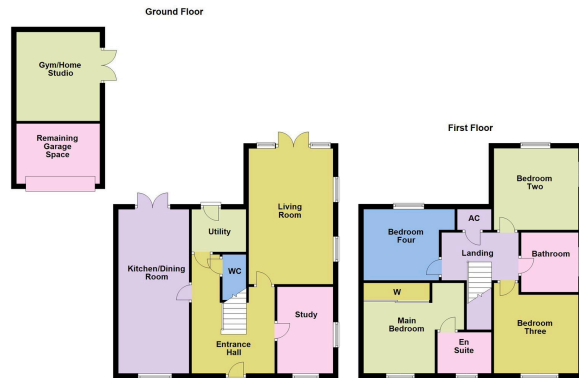
Fully-tiled family bathroom comprising a chrome heated towel rail, an enclosed double shower, a panel enclosed bath, a low-level WC and a wash hand basin.

Occupying a desirable end position nestled within a sought after cul de sac, the property overlooks the neighbouring green. The neat frontage has been landscaped with two gravelled stone sections, edged with a blue brick border, and a central paved path leads to the front door. To the side of the property is a hard standing driveway providing off road parking for two cars and there is side access to the garden and access into the garage.

The fantastic home gym offers a flexible layout with a variety of uses, benefiting from being plastered, with power and French patio doors to the garden. The garage has been part converted with a remaining garage front section perfect for storage, with power, lighting and a side door to the garden. There is a partition wall between this and the converted gym, should a buyer wish to easily convert back to a full-size garage.

The southwest facing rear garden offers a tranquil setting after being professionally landscaped with a private outlook, neatly enclosed by well-established shrubbery. The garden has been designed with a contemporary touch and entertaining in mind. There is a generous stone paved patio ideal for seating and socialising, a central main lawn area edged with a blue brick border and access to the garage and home gym. A stunning water feature divides the lawn and patio creating a superb feature and focal point to the garden. To the side elevation the garden is enclosed by a red brick wall offering a good degree of privacy and features a raised well stocked planted border and a further, raised timber retained border stocked with well-established shrubbery. To the rear of the garage/home gym is a gravelled section making an ideal area for a shed if required or an additional seating section.





- Living Room - 5.38m x 3.33m (17'8" x 10'11")
- Study - 3.43m x 2.21m (11'3" x 7'3")
- Kitchen/Dining Room - 6.5m x 2.79m (21'4" x 9'2")
- Main Bedroom - 4.06m x 3.58m (13'4" x 11'9") max En Suite - 2.13m x 1.63m (7'0" x 5'4")
- Bedroom Two - 3.35m x 3.25m (11'0" x 10'8")
- Bedroom Three - 3.4m x 3.12m (11'2" x 10'3")
- Bedroom Four - 2.36m x 2.29m (7'9" x 7'6")
- Bathroom - 2.34m x 2.29m (7'8" x 7'6")
- Gym/Home Studio - 3.53m x 3.15m (11'7" x 10'4")
- Remaining Garage Space - 3.3m x 2.39m (10'10" x 7'10")



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