



**HENDERSON
CONNELLAN**
ESTATE AGENTS

5 Wood Avens Way, Desborough

3 2 2



“Immaculate Inside and Out”

Entrance through the composite front door leading into the inviting entrance hall with a fitted floor mat, a useful under stair storage cupboard, access to the guest WC and stairs flow up to the first floor landing with a front aspect window injecting natural light.

Beautifully finished kitchen/dining room with dual aspect windows injecting natural light, porcelain tiled flooring, space for a six seater dining table and chairs, and a door leads out to the conservatory.

The high quality kitchen comprises a host of two-tone eye and base level units, granite work surfaces, an inset sink, a Beko electric oven with an air-frying mode, a Siemens induction hob, a Siemens dishwasher, an integrated fridge/freezer and an integrated Siemens washing machine.

Light and airy conservatory overlooking the rear garden with French doors leading out.

Immaculately presented living room with high quality carpeted flooring, a feature electric fireplace offering a focal point to the room and French doors open through to the conservatory.

Guest WC with ceramic tiled flooring and a white two piece suite.

Spacious first floor landing with a front aspect window injecting natural light, space for a desk or reading area if required and access to the airing cupboard and loft via a hatch.

Main bedroom with laminate flooring, fitted storage and en suite shower room. The stunning en suite comprises ceramic tiled flooring, shower-boarded walls, a low level WC, a vanity enclosed wash hand basin and a double width shower enclosure with two shower heads.

Two further bedrooms, both with laminate flooring and one benefitting from being double in size.

The property boasts a neat and attractive frontage comprising a gravelled area with planted shrubs, a paved path to the front door and an electric roller door provides access into the car port providing off road parking for one car.

The rear garden features a hard-standing patio area, perfectly positioned for sun loungers or for a patio furniture set. A timber shed provides additional storage and rear access to the rear of the carport. The garden is immaculately presented with planted borders on either side and a small seating space in the corner.

Living Room - 5.56m x 2.92m (18'3" x 9'7") max

Kitchen - 3.28m x 2.57m (10'9" x 8'5")

Dining Room - 3.3m x 2.54m (10'10" x 8'4")

WC - 1.3m x 0.86m (4'3" x 2'10")

Main Bedroom - 3.81m x 2.92m (12'6" x 9'7") max

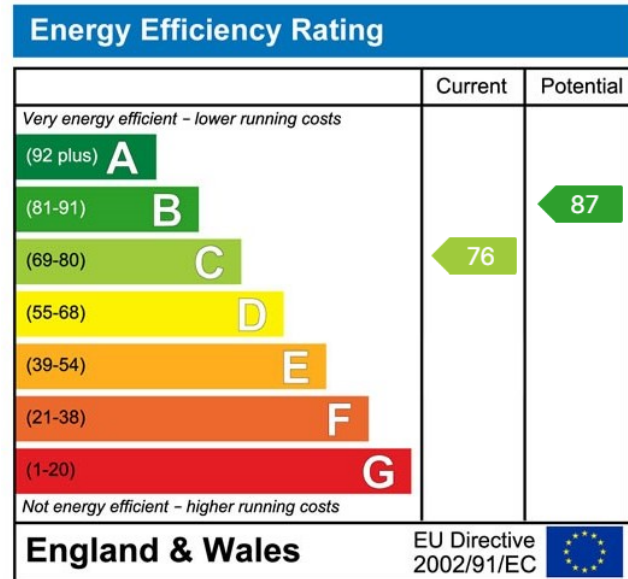
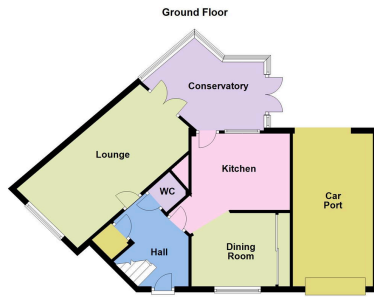
En Suite - 1.68m x 1.6m (5'6" x 5'3")

Bedroom Two - 3.35m x 2.87m (11'0" x 9'5")

Bedroom Three - 2.87m x 2.21m (9'5" x 7'3") max

Bathroom - 2.08m x 1.68m (6'10" x 5'6") max





63 High Street, Market Harborough,
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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.

