



**HENDERSON
CONNELLAN**
ESTATE AGENTS

42a The Ridings, Desborough

3 1 2



“An Interior to Inspire!”

After undergoing a stunning modernisation with a re-fitted kitchen and bathroom, generous proportions and off-road parking, this three-bedroom semi-detached property is sure to inspire!

Sought after residential location within walking distance of Desborough’s local amenities, schools and supermarkets. The property is also within close driving distance of Market Harborough with access to the thriving market town and train station.

Offered for sale with no upward chain!

Entrance is gained through the uPVC door into the entrance porch with a fitted floor mat, access into the entrance hall with stairs rising to the first floor.

Beautifully appointed living room of a generous size with decorative panelled walls, access to an under stairs storage area and a window to the front elevation injects an abundance of natural light.

Stunning, open plan kitchen/dining room situated to the rear elevation overlooking the rear garden with a desirable west facing aspect. The kitchen benefits from an immaculate finish and a sought-after layout with ample space for a dining table and chairs, LED spotlights and French doors lead out to the garden.

The kitchen comprises a range of high gloss eye and base level units, a square edge worktop with ceramic tiled splashbacks and a ceramic one and a half bowl sink. There is also an integrated double oven, microwave and a four-ring gas hob.

Separate utility room with attractive patterned flooring, additional storage, a rear door out and space for a fridge/freezer, washing machine and dishwasher.

Ground floor playroom, music room or potential additional bedroom offering a flexible layout.

Study room leading off the potential playroom offering a space to work from home or a store room is required.

First floor landing with access to the three bedrooms, bathroom and airing cupboard.

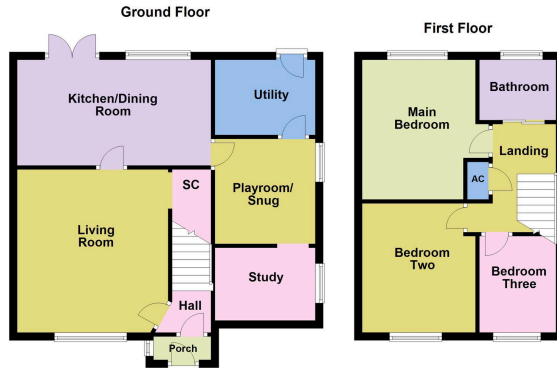
Three good sized bedrooms, two of which are double in size.

Modernised family bathroom with a sliding door, attractive patterned tiles flooring, a heated towel rail and a three-piece suite. The three-piece suite boasts a panelled enclosed bath with shower head over, a low-level WC and a vanity enclosed wash hand basin.

The neat frontage features a gravelled and part hard standing driveway providing off road parking for two cars, a side access gate and a step leads up to the front door. The former garage has been converted by the previous owners and therefore unusable.

The west facing rear garden offers a low maintenance design with a block paved patio area ideal for seating, an Astroturf and





- Living Room - 4.19m x 3.89m (13'9" x 12'9")
- Kitchen/Dining Room - 4.85m x 2.72m (15'11" x 8'11")
- Study - 2.64m x 1.88m (8'8" x 6'2")
- Playroom/Snug - 2.69m x 2.62m (8'10" x 8'7")
- Utility - 2.57m x 1.93m (8'5" x 6'4")
- Main Bedroom - 3.76m x 3.07m (12'4" x 10'1") max
- Bedroom Two - 3.33m x 2.92m (10'11" x 9'7")
- Bedroom Three - 2.46m x 2.11m (8'1" x 6'11")
- Bathroom - 1.91m x 1.65m (6'3" x 5'5")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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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