



**HENDERSON
CONNELLAN**
ESTATE AGENTS

67 & 69 Paddock Lane, Desborough

3 1 2



“Period Potential!”

This charming three bedroom semi-detached stone built property is nestled down Paddock Lane located in the heart of Desborough, offering the perfect opportunity with its wealth of character, fantastic proportions, extensive rear garden and potential for modernisation!

Offered for sale with no chain, this property offers the perfect opportunity to add your own stamp to making it a wonderful family home.

Popular residential location within walking distance of the local amenities, parks and schools. The property is within close driving distance of Market Harborough and Kettering with access to train stations boasting excellent commuter links into London in under one hour.

Entrance is gained into the kitchen/breakfast room offering a desirable outlook of the south facing garden with a generous window flooding the room with natural light.

The kitchen features a host of solid wood base level units with a solid wood worktop and a Belfast sink with draining grooves. There is also a free standing ‘belling’ cooker with a five ring gas hob, space for a fridge/freezer and dishwasher.

Well-proportioned dining room with charming deep-set windowsills, a feature open fireplace with an exposed stone chimney breast, ample space for a dining table and chairs and the potential to be knocked through into the kitchen (subject to obtaining relevant consents).

Characterful living room boasting a dual aspect with a sash uPVC window to the front elevation and sliding doors out to the garden. The living areas features two fires one benefitting from being open, the other being a log burner and a stunning staircase rises to the first floor with walled panelling.

Stairs rise to the fantastic galleried landing providing access to three bedrooms, the bathroom and the attic.

The family bathroom has been recently updated and features a heated towel rail and a white three piece suite, comprising a separate double width shower cubicle, a vanity enclosed wash hand basin and a low level WC.

Nestled down Paddock Lane the property sits proudly off the road, featuring a charming stone frontage with a passageway providing access to the accommodation through the rear garden.

The south facing rear garden is a true sun trap, boasting a generous paved patio area, a timber pergola and a lawn space to the bottom of the garden surrounded by a host of mature trees and plantings. A brick-built garage with power supply and water connection provides excellent storage space, and two brick outbuildings provide further storage.

Living Room - 6.81m x 3.81m (22'4" x 12'6") max

Kitchen - 3.78m x 3.28m (12'5" x 10'9") max

Dining Room - 4.04m x 3.33m (13'3" x 10'11") max

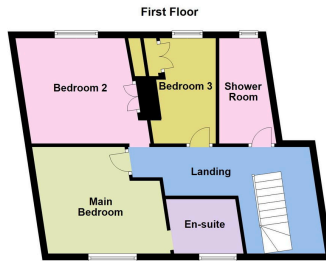
Main Bedroom - 3.99m x 3.38m (13'1" x 11'1") max

Bedroom Two - 3.43m x 3.35m (11'3" x 11'0") max

Bedroom Three - 3.4m x 2.29m (11'2" x 7'6") max

Shower Room - 3.33m x 1.68m (10'11" x 5'6") max





- Unique Refurbishment Opportunity

- Generous Plot



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

