



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Regent Street, Desborough

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### “Step Onto The Ladder...”

...with this fantastic two bedroom period property offering the perfect blend of old and new with its modern interior, open plan kitchen/dining room and well proportioned accommodation, situated in the heart of Desborough.

Offered for sale with NO CHAIN, perfect for first time buyers, investors or downsizers!

Established residential location located in Desborough, within walking distance of the town centre, local amenities, schools and just a short drive into Market Harborough and Kettering with access to the train station.

Entrance is gained into the bay fronted living room with attractive timber effect flooring, a plastered and painted chimney breast with feature arch, high ceilings and access through to the open plan kitchen/dining room.

Well-proportioned kitchen/dining room boasting a fantastic, social entertaining space with its sought after, open plan layout, host windows and contemporary decor.

Modern kitchen comprising a range of high gloss eye and base level units, a roll top worksurface, tiled splashbacks and a stainless steel sink. There is an integrated oven with a four ring electric hob and extractor hood over and space for a fridge/freezer and washing machine.

Dining area open from the kitchen with timber effect flooring, a neutral decor throughout, high ceilings, access to the under stairs storage cupboard and stairs rise to the first floor.

Inner hall with rear access out to the garden and access to the ground floor bathroom.

Main bathroom situated on the ground floor with continued timber effect flooring, a chrome heated towel rail and a three piece suite to include a panel enclosed bath with shower over and screen, a vanity enclosed wash hand basin and a low level WC.

Stairs rise to the first floor with access to two double bedrooms.

Two well-presented and double bedrooms both in excellent decorative order and featuring generous windows injecting an abundance of natural light.

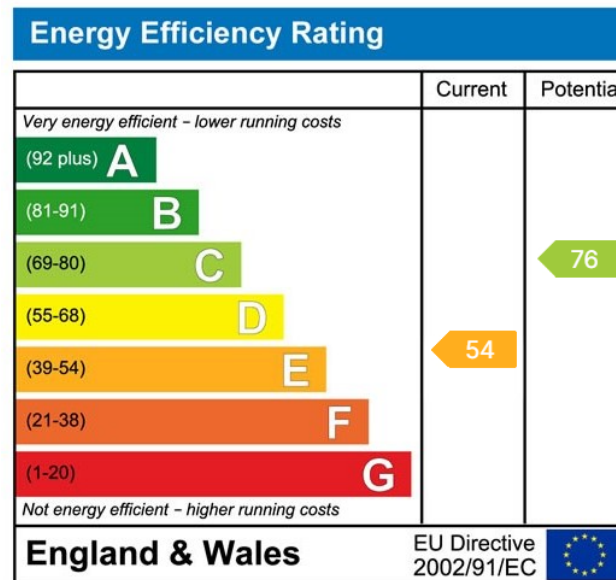
Located on an established street amongst other period properties, the property features a small paved frontage with access to the front door and timber gate provides secure, shared side access to the property.

The rear garden is of a generous size being larger than you would expect to it's a variety of sections. The garden could benefit from further landscaping to enjoy the deceiving size it has to offer and currently features steps rising up to a raised paved patio area, a host of shrubbery and a gravelled section to the rear.





- Living Room - 3.23m x 3.07m (10'7" x 10'1")
- Dining Room - 4.11m x 3.1m (13'6" x 10'2") max
- Kitchen - 2.9m x 2.11m (9'6" x 6'11")
- Bathroom - 2.11m x 1.6m (6'11" x 5'3")
- Main Bedroom - 4.06m x 3.2m (13'4" x 10'6")
- Bedroom Two - 4.06m x 3.2m (13'4" x 10'6")
- Loft Room - 5.97m x 3.58m (19'7" x 11'9")



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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.

