



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Desborough, Desborough, Northamptonshire, NN14 2JL

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“An Interior & Proportions to Impress”

Nestled within the popular ‘The Grange’ development, this fantastic, detached family home is sure to impress, boasting a beautifully presented interior throughout, four double bedrooms and a single garage!

Popular residential location within walking distance of the local amenities, the leisure centre, a petrol station, local primary schools and countryside walks. The property also benefits from being within close driving distance of Market Harborough & Kettering via the A6 and the A14.

The property benefits from leased solar panels, which are owned by a company called 'A Shade Greener', who also cover the maintenance charges. These are on a 25 year guarantee and owners of the property benefit from reduced energy rates.

Welcoming entrance hall with attractive ceramic tiled flooring, an under-stairs storage cupboard, a guest WC and stairs rose to the first floor.

Beautifully appointed living room featuring a bay window to the front elevation.

Fantastic kitchen/dining/family room boasting attractive ceramic tiled flooring, ample space for a large dining table and chairs, a separate utility cupboard and two French patio doors lead out to the rear garden.

The modern kitchen comprises a host of eye and base level units, a roll top work surface with a matching up-stand, a stainless-steel sink with a mixer tap and draining board, an AEG double oven, a five ring gas hob and space for a dishwasher and large fridge freezer.

The utility cupboard offers excellent storage space, a light and space for a washing machine and a tumble dryer.

Guest WC with continued ceramic tiled flooring, a pedestal wash hand basin and a low-level WC.

Stairs rise to a generous galleried first floor landing with an airing cupboard and a loft hatch to a partially boarded attic with a light and drop-down ladder.

Four well-presented bedrooms all benefitting from being double in size.

The fantastic main bedroom boasts a dual aspect, flooding the room with an abundance of natural light and features a dressing area with fitted wardrobes and an en-suite shower room.

The en-suite comprises ceramic floor and wall tiling, a heated towel rail and a white three-piece suite to include an oversized shower cubicle, a pedestal wash hand basin and a low-level WC.

Modern bathroom benefitting from a separate bath and shower cubicle and comprises ceramic floor and wall tiling, a heated towel rail, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door, a window to the front elevation, lighting and power sockets.

The property boasts a neat and attractive gravelled frontage with a pathway to the front door. Accessed to the rear of the property is a generous driveway providing off road parking for up to five cars and access to the single garage.

The rear garden has been beautifully maintained and features a well-kept lawn, a host of planted borders, a paved patio area ideal for outdoor entertaining and a side gate to the garage and off-road parking.





- Living Room - 4.8m x 3.28m (15'9" x 10'9") max
- Kitchen/Dining Room - 5.89m x 3.84m (19'4" x 12'7")
- Main Bedroom - 3.73m x 3.07m (12'3" x 10'1")
- Dressing Room - 2.54m x 1.73m (8'4" x 5'8")
- En Suite - 2.24m x 2.11m (7'4" x 6'11")
- Bedroom Two - 3.68m x 3.25m (12'1" x 10'8")
- Bedroom Three - 3.4m x 3.3m (11'2" x 10'10")
- Bathroom - 2.72m x 2.51m (8'11" x 8'3")



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.

