



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Broadlands, Desborough

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“Position and Proportions Combine...”

...to form this excellent ‘Springfir’ three bedroom detached property offering a well-proportioned design, an elevated position and a sought-after residential location ideal for families!

Situated in the heart of Desborough within close walking distance of the neighbouring fields, the local shop, town centre and other local amenities. The property is also within close driving distance to Market Harborough, Kettering and Corby, and benefits from being on a bus route with three stops within the hour.

Entrance hall featuring carpeted flooring, a window to the side elevation, space for coats and shoes and a glass panelled door leads through to the living room.

Fantastic living room with a bow window to the front elevation injecting an abundance of natural light and stairs rise to the first floor.

Open plan kitchen/dining room overlooking the delightful rear garden offering an ideal entertaining room with ample space for a dining table and chairs and sliding doors lead out to the garden.

The modern kitchen features a range of high gloss eye and base level units, a solid oak worktop, tiled splashbacks, an integrated double ‘Hotpoint’ oven, a five ring ‘Neff’ hob with extractor hood over, an integrated under counter fridge and a generous feature arch that leads through to the dining area.

Separate utility room with additional storage, a timber effect worktop, a ceramic one and a half bowl sink with draining board and space and plumbing for a washing machine and dishwasher.

The garage has been converted to a useful space to be utilised as either an extension of the utility room, a home office or a ground floor bedroom. The addition of the ground floor shower room also offers the potential for the space to be utilised as an annex for multi-generational living if required.

Ground floor shower room with full height tiled walls, a wall-mounted towel rail and comprising a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a shower enclosure with a fitted shower over.

First floor landing with a window to the side elevation, access to the airing cupboard and the loft hatch.

Three good sized bedrooms, two of which benefit from being double in size, the second bedroom overlooking the garden and the third bedroom boasting a fitted storage cupboard.

Impressive main bedroom with a far-reaching view across the neighbouring fields and a host of fitted wardrobes.

Family bathroom with tiled walls a chrome heated towel rail and incorporating a three-piece suite to include a panel enclosed bath with shower over, a vanity enclosed wash hand basin and a low-level WC.

The property benefits from leased solar panels, contributing to reduced electric bills and on a 25-year lease from 2012 with approximately 13 years remaining as of February 2025.

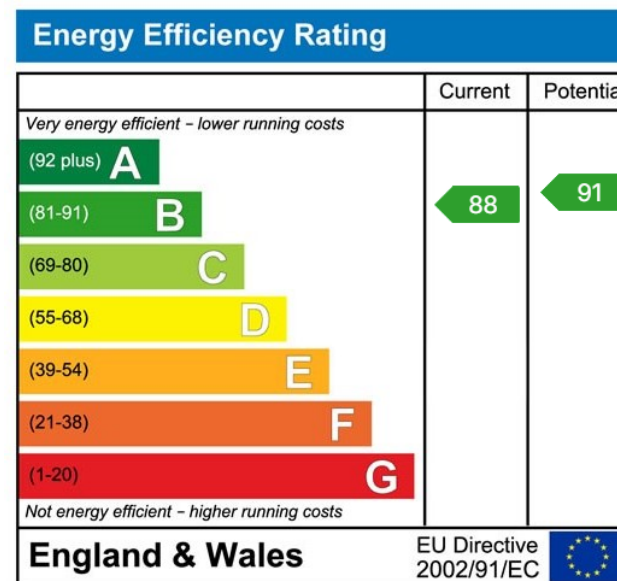
Occupying an elevated position, the property is set back from the road with a block paved driveway providing off road parking for two cars and paved steps rise to the front door. To the front of the property is a neat lawn frontage retained by a stone wall and a well maintained hedgerow. The desirable rear garden has been beautifully maintained with a variety of sections offering a gardener’s retreat. The garden boasts a block paved patio area ideal for seating. There are additional paved seating areas with gravelled and slate borders, and a raised brick enclosed flower bed. Steps lead up towards the rear of the garden with further flower beds and well stocked planted borders offering a wealth of colour and character, and there is a main lawn section. The garden also benefits from access to a summer house ideal for garden storage or seating.







- Living Room - 5.56m x 3.86m (18'3" x 12'8")
- Kitchen/Dining Room - 5.54m x 3.07m (18'2" x 10'1")
- Utility - 2.39m x 1.93m (7'10" x 6'4")
- Rear Porch - 2.67m x 1.27m (8'9" x 4'2")
- Ground Floor Bathroom - 2.13m x 1.42m (7'0" x 4'8")
- Potential Fourth Bedroom - 8.61m x 2.39m (28'3" x 7'10")
- Main Bedroom - 3.84m x 2.87m (12'7" x 9'5")
- Bedroom Two - 3.48m x 2.79m (11'5" x 9'2") max
- Bedroom Three - 2.54m x 2.49m (8'4" x 8'2") max
- Bathroom - 2.46m x 1.63m (8'1" x 5'4")



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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