



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Cannock Crescent, Desborough

£325,000

3 2 0



## “Show Home Standard!”

Boasting an immaculately presented interior, a single garage and a beautifully landscaped rear garden, this three bedroom detached home is as good as new offering the perfect family home!

Built by Bellway Homes in 2016, this fantastic home is situated on the popular Weavers Mead development within walking distance of the local park, amenities, Sainsburys and car garage. Located on the outskirts of Desborough, this property is perfectly positioned within driving distance of Market Harborough with access to the train station and the thriving town centre.

Entrance is gained through the composite front door into the inviting entrance hall with attractive Amtico flooring, access to the guest WC and stairs rise to the first floor.

Well-presented guest WC with Amtico flooring, a frosted window and a white two piece suite to include a low-level WC and a pedestal wash hand basin.

Beautifully appointed living room featuring a generous window to the front elevation, an immaculate neutral decor and carpets.

Stunning, open plan kitchen/dining room with continued Amtico flooring, ample space for dining table and chairs and French doors lead out to the rear garden.

The fantastic kitchen comprises a range of shaker style and base level units, a square edge worktop with upstand and a stainless steel one and a half bowl sink with draining board. There is an integrated oven, a four ring gas hob, a fridge/freezer and space for a dishwasher and washing machine. A useful storage cupboard is nestled under the stairs providing either cloakroom or pantry storage.

First floor landing with an airing cupboard and a loft hatch.

Three well-presented bedrooms, all in excellent decorative order, with two rooms being double in size and bedroom three offering a generous single size.

The charming main bedroom boasts an array of built in fitted wardrobes and a modern en-suite shower room. The shower room comprises Amtico flooring, ceramic wall tiling and a white Roca three piece suite to include a large shower enclosure, a pedestal wash hand basin and a low-level WC.

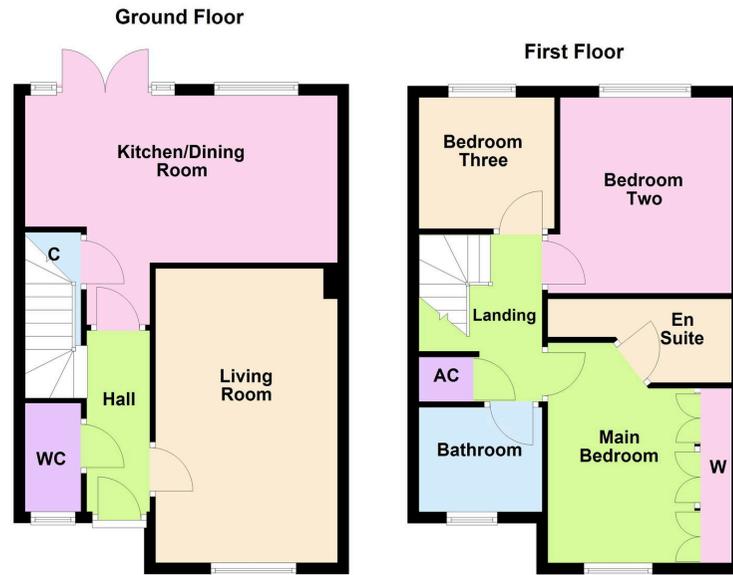
The bathroom features timber effect flooring, ceramic wall tiling and a Roca white three piece suite to include a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

Oversized single garage with a manual up and over door, power sockets, lighting and a side door to the garden.

The property is neatly set back from the road and boasts a neat and attractive frontage with mature hedgerow, a lawn and a pathway to the front door. To the side of the property is a driveway with off road parking for two cars and access to the garden and garage.

The rear garden has been beautifully landscaped, utilising all areas to make the most of the garden throughout the entire day. The garden boasts a well-kept lawn, two decked seating areas and a paved patio area with a pathway leading to the garage. There are also a host of beautiful raised planters offering a touch of character and colour to the garden.





- Hall - 3.2m x 1.17m (10'6" x 3'10")
- Living Room - 5.18m x 3.23m (17'0" x 10'7")
- Kitchen/Dining Room - 5.54m x 4.06m (18'2" x 13'4") max
- WC - 1.91m x 0.89m (6'3" x 2'11")
- Main Bedroom - 3.89m x 2.64m (12'9" x 8'8") max
- Bedroom Two - 3.43m x 3.25m (11'3" x 10'8") max
- Bedroom Three - 2.41m x 2.34m (7'11" x 7'8")
- Bathroom - 2.18m x 1.91m (7'2" x 6'3")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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