



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Thistle Drive, Desborough

3 2 2



‘Modern Country Style Living’

Nestled within the desirable ‘The Grange’, this beautifully presented property is sure to impress, boasting a modern country style interior, three 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.

Entrance is gained through a charming composite front door into a welcoming entrance hall with attractive Karndean flooring, a guest WC and stairs rise to the first floor.

Stunning open plan kitchen/living room boasting a beautiful country style decor with feature wall panelling and continued Karndean flooring. The room offers a perfect space for entertaining and benefits from a window to the front elevation and French patio doors lead into the conservatory.

The high-quality kitchen features a range of shaker style units and a fantastic larder unit with power supply, ceramic wall tiles, a square edge work-surface and an impressive Belfast style raised ceramic sink with a mixer tap. Appliances include a ‘Cookmaster’ cooker with a five-ring gas hob (available under separate negotiation), an integrated dishwasher and space for a fridge freezer.

Naturally light conservatory with ample windows injecting natural light, ceramic tiled flooring and patio doors lead out to the garden.

The well-presented guest WC comprises herringbone style flooring, ceramic tiled splash backs, a wash hand basin built within a vanity cupboard and a low-level WC. The under-stairs cupboard has been perfectly adjusted to house a washing machine creating an ideal utility cupboard.

First floor landing with a window to the front elevation and stairs flow to the second floor.

Three double bedrooms, all in excellent decorative order with two out of the three bedrooms positioned on the first floor and the main bedroom located on the second floor.

Spacious bathroom comprising attractive herringbone style flooring, ceramic wall tiling, an airing cupboard and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

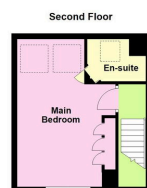
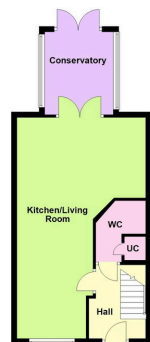
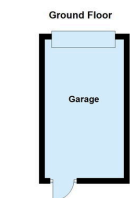
The fantastic main bedroom spans the entire second floor and boasts ample windows flooding the room with an abundance of natural light. The room also features built in wardrobes and a modern en-suite shower room. The shower room comprises an attractive herringbone style flooring, ceramic wall tiling, a Velux window, a shower cubicle, a pedestal wash hand basin and a low-level WC.

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

Set back from the road, the property boasts a neat and attractive gravelled frontage, enclosed by wrought iron railings, evergreen plantings and a charming timber open porch to front door. The off-road parking and garage can be accessed via a shared driveway to the left side of the property with parking in tandem for two cars.

The delightful rear garden features a generous lawn, mature plantings and a paved patio area ideal for outdoor entertaining. There is also a summer house and rear access into the garage.





- Kitchen/Living Room - 8m x 4.55m (26'3" x 14'11") max
- Conservatory - 3m x 2.51m (9'10" x 8'3")
- Main Bedroom - 5.33m x 2.95m (17'6" x 9'8") max
- Bedroom Two - 4.11m x 2.46m (13'6" x 8'1")
- Bedroom Three - 3.91m x 2.46m (12'10" x 8'1")
- Bathroom - 3.05m x 1.98m (10'0" x 6'6")
- Garage - 5.03m x 2.87m (16'6" x 9'5")



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.

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

