

**HENDERSON
CONNELLAN**

ESTATE AGENTS



**“The Proportions and Design
Combine...”**



Dunkirk Avenue
Desborough
NN14 2PR



“The Proportions and Design Combine...”

...to form this impressive and extended detached family residence, situated on an established road in the heart of Desborough and boasting generous proportions throughout, a converted attic with two fantastic bedroom suites, four other bedrooms, two converted garages and an ample amount of parking!





Property Highlights

Conveniently located within walking distance to Desborough town centre, local schools, shops and supermarkets. Market Harborough and Kettering are also within close driving distance, both with commuter rail links to London.

Entrance through the uPVC front door leading into the inviting and spacious entrance hall with attractive laminate flooring and stairs flow up to the first-floor landing.

Impressive living room boasting a large window to the front elevation injecting natural, an under-stair storage cupboard and a feature electric fireplace.

Modern and stylish kitchen/breakfast room comprising ceramic tiled flooring, a contemporary wall mounted tall radiator, a host of eye and base level high gloss fitted units, square edged work surfaces, a composite one and a half bowl sink, two electric ovens, an integrated microwave, a four-ring electric hob, and space for two American style fridge/freezers and a dishwasher.

Naturally light utility room, formerly a conservatory with a solid roof and central heating added to create a fantastic usable space, with space for a multitude of under counter appliances, and French doors open out to the rear garden.



Property Highlights

Two garages have been converted to create spacious double bedrooms, with fitted storage and one of them benefitting from its own front door.

Bedroom four has been created from two rooms being knocked into one, creating a double bedroom with a separate study area, perfect for teenage children.

Two high quality bathrooms are situated on the ground floor, both with laminate flooring, chrome heated towel rails, a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath. One of the baths also benefits from an additional shower enclosure with an electric shower over.

Third bedroom with a wall of fitted wardrobes and a window to the front elevation.

First floor landing with access to the first-floor study, also offering the potential to be utilised as a bedroom if required.

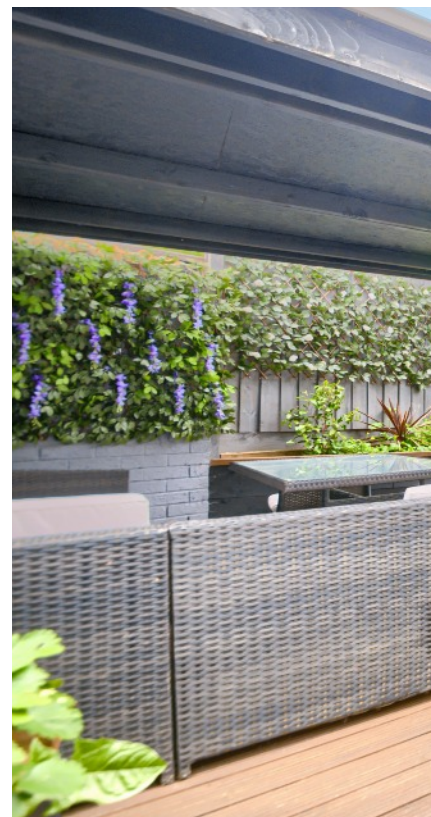


Property Highlights

The first floor has been converted to create two stand out bedrooms, with separate en suite facilities. Both rooms are exceptionally spacious in size, with Velux windows to the front elevation and dormer windows to the rear, creating an impressively light space.

Both en suites also benefit from four-piece suites, with Velux windows injecting natural light.

The first floor offers the perfect opportunity for families of multi-generational living.





Outside

The property features a spacious, neat and low maintenance frontage with a block paved and gravelled driveway providing off road parking for a wealth of vehicles. The rear garden features a raised decking area covered by a timber pergola, offering the perfect space to sit out and entertain with family and friends. Well-stocked planted borders line the rear fence, with two lawn areas and two fantastic sheds offering ideal storage. The larger shed is lined and insulated, while benefiting from power and light.



Measurements

Living Room - 4.52m x 4.24m (14'10" x 13'11")

Kitchen/Breakfast Room - 6.15m x 3.91m (20'2" x 12'10") max

Conservatory - 5.03m x 2.49m (16'6" x 8'2")

Main Bedroom - 5.72m x 5.49m (18'9" x 18'0") max

Main En Suite - 4.52m x 2.59m (14'10" x 8'6")

Bedroom Two - 5.49m x 4.52m (18'0" x 14'10") max

En Suite Two - 3.86m x 2.26m (12'8" x 7'5") max

Bedroom Three - 3.63m x 3.63m (11'11" x 11'11")

Bedroom Four - 5.26m x 2.9m (17'3" x 9'6") max

Bedroom Five - 6.1m x 2.54m (20'0" x 8'4") max

Bedroom Six - 2.64m x 2.59m (8'8" x 8'6")

Second Reception Room - 6.1m x 2.21m (20'0" x 7'3") max

Bathroom One - 2.54m x 2.49m (8'4" x 8'2")

Bathroom Two - 2.72m x 2.11m (8'11" x 6'11")

Shed One - 5.31m x 2.46m (17'5" x 8'1")

Shed Two - 2.39m x 2.29m (7'10" x 7'6")

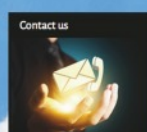
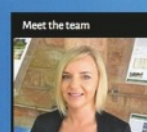


63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

CONNECT with Henderson Connellan - SMART



Property Search

☐ Sales ☐ Rentals Bedrooms Submit Search

Price