



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Roman Way, Desborough, NN14 2QL

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"An Interior & Plot To Impress"

Welcoming entrance hall with engineered oak flooring, a storage cupboard and stairs rise to the first floor.

Beautifully appointed living room boasting engineered oak flooring, ceiling spotlights and a fantastic media wall with built in cupboards and shelving.

Stunning open plan kitchen/dining/family room, having been beautifully extended by the current owners, with attractive ceramic tiled flooring with underfloor heating, Velux windows flooding the room with an abundance of natural light with electric blinds and bi-folding doors lead out to the garden.

The high-quality kitchen features an array of eye and base level units, a quartz work-surface with a matching up stand flowing to the windowsills, a one and a half bowl sink with a mixer tap and draining board, two single ovens, a warming drawer, an integrated dishwasher and space for a large fridge freezer.

A fantastic central island/breakfast bar boasts continued units, a quartz countertop, a five-ring gas hob, electricity sockets and seating for up to six stools.

An inner hallway provides access to the utility room and a guest WC.

The utility room benefits from continued ceramic tiled flooring, LED ceiling spot-lights, ample cupboard space, a roll-top work-surface, a Franke one and a half bowl sink with a mixer tap and draining board, space for a washing machine and a tumble dryer and two doors providing access to the garden.

Guest WC comprising ceramic tiled flooring, a chrome heated towel rail, a wash hand basin and a low-level WC.

Stairs rise to a naturally lit first floor landing with a window to the side elevation and a loft hatch to a partially boarded attic.

Three well-proportioned bedrooms, in excellent decorative order with two bedrooms being double in size.

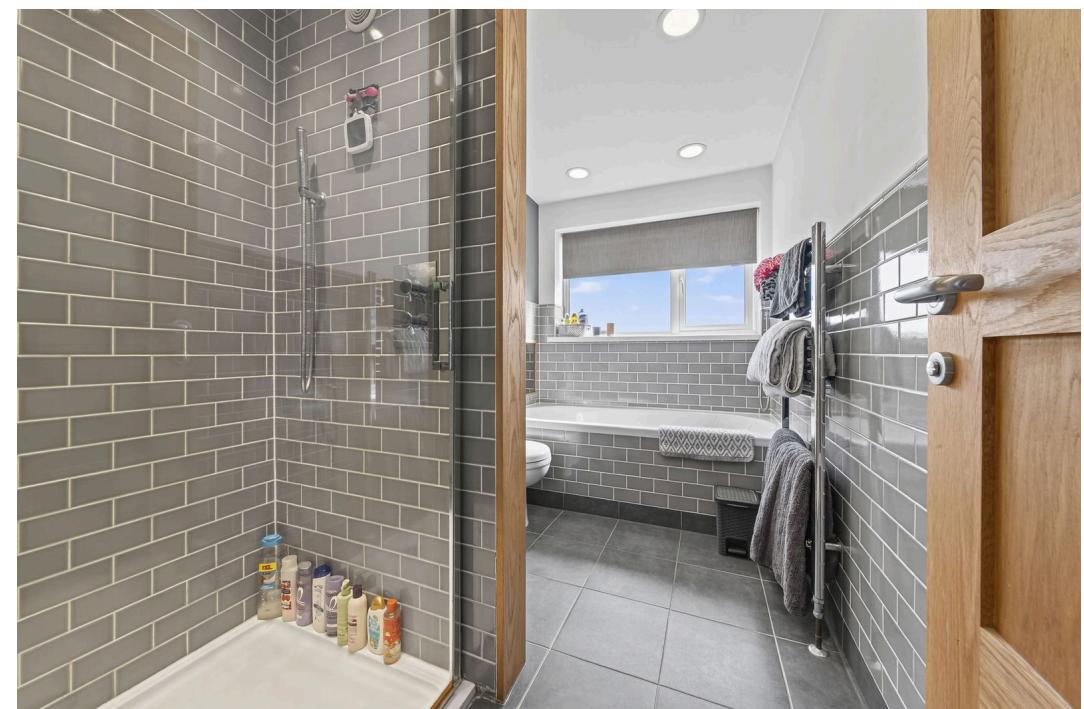
The main bedroom is positioned to the rear elevation boasting a generous window providing elevated views of the countryside in the distance.

Luxury family bathroom boasting ceramic floor with underfloor heating, wall tiling, a chrome heated towel rail, a built in TV unit and a white three-piece suite to include a tile enclosed bath with a shower attachment, a large walk-in shower, a wash hand basin and a low-level WC.

Occupying a generous corner plot, the property boasts a neat and attractive block paved frontage with a border under the living room window, and a side gate to the garden. To the side of the property is a double garage with two parking spaces in front.

The rear garden has been beautifully designed, and is much larger than you'd expect, wrapping around to the side of the property and benefitted from elevating views of the nearby countryside. Directly adjoining the property is a fantastic, paved patio area, perfect for outdoor entertaining with ample space for seating, outdoor power sockets and lighting. To the side of the garden is a lawned and gravelled area, a timber shed and a gate to the front elevation. Steps lead down to the remainder of the garden which is laid to lawn with well-manicured hedgerow, flower beds and a gate to the garage.

Double garage provides excellent storage with two manual up and over doors.

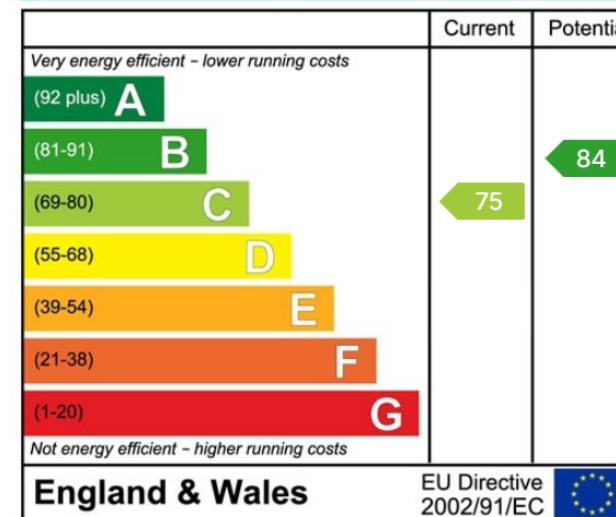




- Living Room - 4.24m x 3.76m (13'11" x 12'4")
- Kitchen/Dining/Family Room - 6.22m x 6.02m (20'5" x 19'9") max
- Utility Room - 3.51m x 2.11m (11'6" x 6'11")
- WC - 1.6m x 0.86m (5'3" x 2'10")
- Main Bedroom - 3.28m x 3.12m (10'9" x 10'3")
- Bedroom Two - 3.18m x 2.26m (10'5" x 7'5")
- Bedroom Three - 2.26m x 1.98m (7'5" x 6'6")
- Bathroom - 3.02m x 1.91m (9'11" x 6'3")



Energy Efficiency Rating



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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