



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Regent Street, Desborough, NN14 2RF

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“A Family Home with Charm!”

Situated on an established road in the heart of Desborough, this impressive and extended end of terrace property boasts generous proportions throughout, two bathrooms, three bedrooms, an extended kitchen/dining room and the added benefit of off-road parking!

Conveniently located within walking distance to the local shops, cafes, schools and other local amenities. Market Harborough and Kettering are also a short drive away, both offering excellent links into London St Pancras within an hour.

Entrance through the timber and glazed front door leading into the inviting entrance hall with laminate flooring, stairs flowing up to the first-floor landing, and a door with steps leading down to the cellar.

Spacious living room featuring a bay window flooding the room with natural light, laminate flooring and a pretty log burner to add to the charm and offer a focal point to the room.

Extended kitchen/dining room comprising vinyl tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a white ceramic one and a half bowl sink, a moveable island unit, a freestanding Rangemaster Professional cooker, space for a dishwasher and American style fridge/freezer, and a traditional style cylindrical log burner on a tiled hearth. The extension provides a useful dining area with a door out to the rear patio.

Ground floor shower room/utility room with ceramic tiled flooring and walls, a low-level WC, a wash hand basin, a corner shower enclosure with a fitted shower over, space for a washing machine and tumble dryer, and a wall mounted Worcester Bosch combi boiler fitted in 2023 and serviced annual.

Steps lead down from the entrance hall into the cellar with carpeted flooring, ample space for storage or for a variety of other uses.

First floor landing with access to the attic via a hatch with a drop-down ladder.

Three well-proportioned bedrooms, two of which are double in size with the third benefitting from laminate flooring, perfect to be utilised as an office.

Family bathroom comprising vinyl flooring, timber panelled walls to dado height and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath.

The property features a neat and low maintenance frontage comprising a gravelled and paved forecourt enclosed by a low-level brick wall, and a side gate flowing through to the rear garden. The rear garden is of a good size and features a paved patio leading from the rear doors, perfect positioned to the southwest facing aspect to get the best of the days sun. Steps lead down to lawned area with a mixture of fruit trees to include two apple, a pear, a cherry, a plum and two grapevines. To the rear of the garden is a timber shed and a garage, with the parking space situated in front of the garage and located just off Union Street.





- Living Room - 3.73m x 3.56m (12'3" x 11'8") into bay
- Kitchen/Dining Room - 6.86m x 3.68m (22'6" x 12'1") max
- Utility/Shower Room - 2.46m x 1.8m (8'1" x 5'11") max
- Main Bedroom - 3.99m x 3.51m (13'1" x 11'6")
- Bedroom Two - 3.71m x 3.02m (12'2" x 9'11")
- Bedroom Three - 3m x 2.01m (9'10" x 6'7")
- Bathroom - 1.8m x 1.68m (5'11" x 5'6")
- Cellar - 5.59m x 3m (18'4" x 9'10")



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

