



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Broadlands, Desborough

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"An Interior and Plot to Impress!"

Boasting an immaculately presented interior, an elevated position with countryside views to the front elevation and occupying a generous plot, this three bedroom detached property is sure to impress!

Highly sought after residential location within walking distance of the local shops, primary school, neighbouring fields and within close driving distance of Market Harborough and the A14.

Inviting entrance hall featuring a frosted side light window, access to the under stairs storage cupboard and stairs rise to the first floor.

Beautifully appointed living/dining room with a feature bay window offering an attractive elevated outlook of the neighbouring countryside beyond and injecting an abundance of natural light. The open plan living/dining room is in an immaculate decorative order with a feature electric fireplace, and double doors lead into the conservatory.

Well-presented kitchen finished to a high standard after being tastefully modernised. The kitchen comprises a range of eye and base level units, a solid oak worktop, metro tiled splashbacks, a stainless steel one and a half bowl sink with draining board, an integrated double oven with a four ring gas hob and extractor hood over. The kitchen also benefits from an integrated dishwasher, space for a fridge, freezer and a window into the conservatory.

Separate utility/cloakroom of a generous size with access out to the garden with a side window, the guest WC and internal Access into the garage. The utility boasts an array of additional eye and base level units, an oak worktop, a Worcester combi boiler and space for a washing machine and tumble dryer.

Guest WC with attractive dado height panelling, a white two piece suite to include a low level WC and a wash hand basin.

Light and airy conservatory measuring approximately 16'9 in length creating a fantastic social and flexible space featuring laminate flooring, a host of windows and ample space for an additional seating and dining area.

First floor landing with a window to the side elevation, access to the airing cupboard and the loft hatch.

Three good sized bedrooms, two of which are double in size with the main bedroom situated to the front elevation with a recess perfect for wardrobes and an elevated view of the rolling countryside beyond.

Modern bathroom featuring floor to ceiling tiling, a chrome heated towel rail and a three piece suite to include a p-shaped panel enclosed bath with electric shower over, a low level WC and a pedestal wash hand basin.

Integral single garage boasting fantastic storage, internal access from the utility area, an electric door and benefitting from an electric car charger to the front.

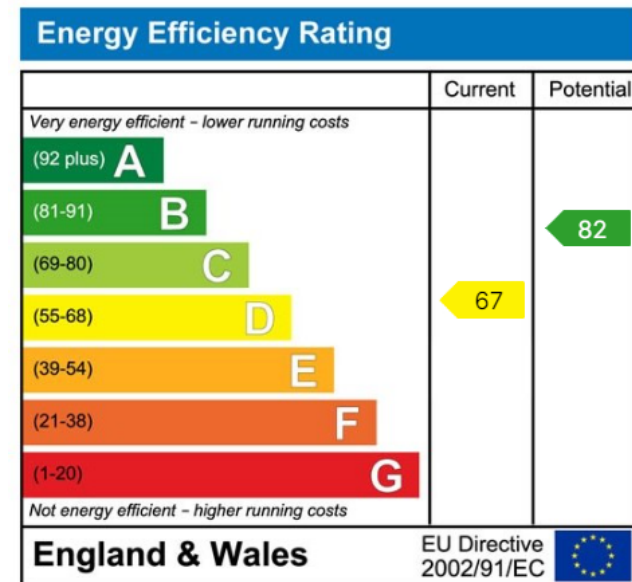
Set back from the road, the property is situated on an established and sought after road with the neighbouring countryside within a stone's throw. The neat frontage boasts a main lawn and a gravelled and hard standing driveway, providing off road parking for two cars side by side. A paved path leads to the front door and there is also side access into the garden.

The rear garden is of an extensive size with a variety of tiered sections offering a wealth of charm. The garden features a contemporary paved patio area ideal for seating and central steps rise up to the first tiered section with a retained brick wall and two lawn borders. Further steps rise up to a fantastic decked area and lawn perfect for enjoying the sun, surrounded by well stocked planted borders.





- Living/Dining Room - 6.86m x 3.51m (22'6" x 11'6") max
- Kitchen - 3.3m x 2.59m (10'10" x 8'6")
- Utility - 2.44m x 2.08m (8'0" x 6'10")
- Conservatory - 5.11m x 3.02m (16'9" x 9'11") max
- WC - 1.5m x 0.97m (4'11" x 3'2")
- Main Bedroom - 3.78m x 3.66m (12'5" x 12'0")
- Bedroom Two - 3.61m x 3.02m (11'10" x 9'11") max
- Bedroom Three - 2.54m x 2.46m (8'4" x 8'1")
- Bathroom - 2.51m x 1.8m (8'3" x 5'11")
- Garage - 5.72m x 2.62m (18'9" x 8'7")



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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