



**Connells**

Meissen Avenue  
Desborough Kettering



## Property Description

Discover this beautifully presented three-bedroom detached family home, perfectly positioned in a peaceful cul-de-sac on the ever-popular Meissen Avenue. Offering generous living space, an integral garage, and off-street parking for three cars, this home is ideal for families, commuters and anyone seeking modern comfort in a friendly community.

Step inside to a welcoming entrance hall leading to a bright and spacious sitting room with a charming bay window and cosy coal-effect gas fire. Double doors open into the elegant dining room, which flows seamlessly into the conservatory — the perfect spot to unwind while enjoying views of the attractive rear garden.

At the heart of the home sits a well-appointed dining kitchen, fitted with wooden cabinetry, marble-effect worksurfaces, a double oven and gas hob. From here, you have access to the practical utility room and an internal door to the garage. A convenient downstairs W.C. completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom with a stylish en-suite shower room and a modern family bathroom finished to a very high standard.

Situated in the thriving town of Desborough,

the property enjoys close proximity to local amenities including shops, cafés, a library, parks and well-regarded schools. Excellent transport links to Market Harborough, Kettering and Corby make it a superb choice for commuters.

## Entrance Hall

Understairs storage cupboard.

## Cloakroom

Wall mounted sink with tiled splashback, WC and window.

## Lounge

Located to the front of the property, this bright and welcoming room benefits from a bay window, coal effect gas fire with wooden mantelpiece and engineered wooden flooring, all adding to the warm feeling of this room. Double doors lead to the Dining Room.

## Dining Room

Located to the rear of the property, this room is accessed from the living room and opens on to the Conservatory via double patio doors. Fitted with the same engineered wooden flooring as the Living Room, the room also has a Hostess Hatch to Kitchen.

## Conservatory

A bright conservatory enhances the living space and provides seamless access to the beautifully maintained rear garden.

## Dining Kitchen

Overlooking the rear garden, the Dining Kitchen is fitted with wooden base and high-level units with contrasting marble effect worksurfaces. Tiled floor and splashbacks, gas hob with extractor fan above double oven. Access to Utility Room.

## Utility Room

Accessed from the Kitchen, tiled flooring, sink with draining board, base and high level units, undercounter space for washing machine and other appliances, internal access door to garage, back door giving access to patio in back garden.

## First Floor

Storage/airing cupboard with radiator.

## Bedroom 1

Double bedroom overlooking the rear of the property with en-suite shower room.

## En-Suite

Fully tiled en-suite with wood effect tile flooring. WC with built-in cistern, sink with built-in vanity, heated towel rail and double width shower.

## Bedroom 2

Double bedroom to the front of the property.

## Bedroom 3

Single bedroom, ideal for use as children's room or a study.

## Family Bathroom

Stylishly presented, fully tiled with double width walk-in shower, wall-mounted sink with vanity, WC.

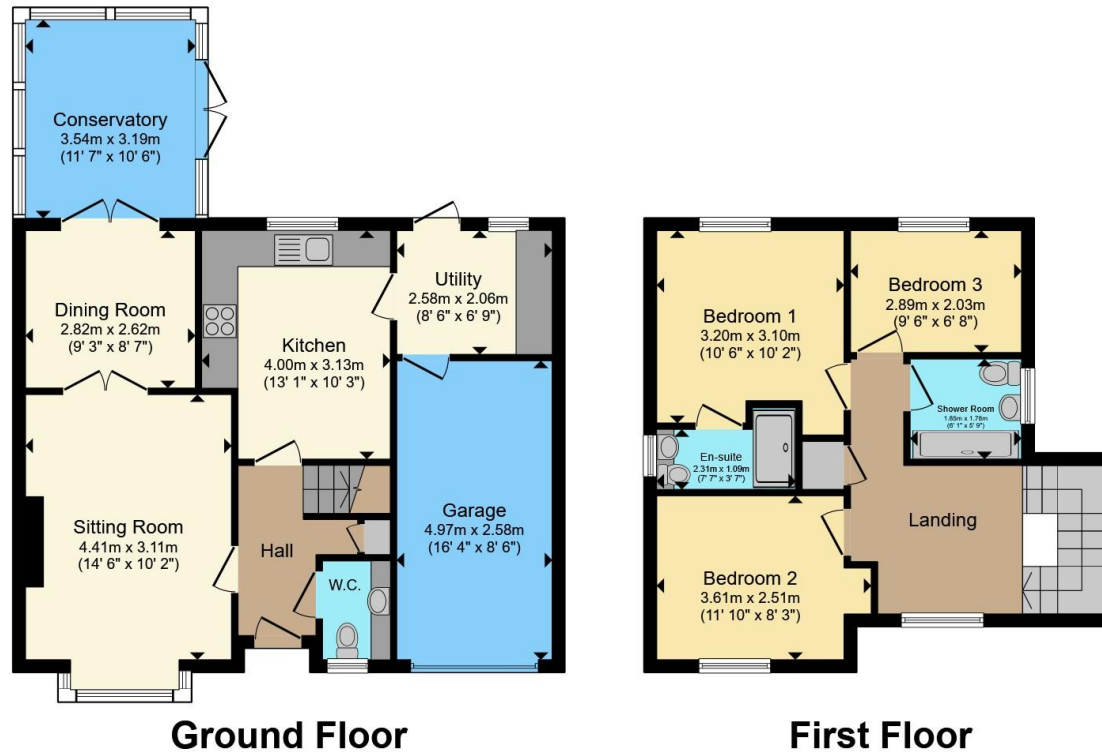
## Outside

Outside, the property continues to impress. The block-paved driveway offers ample parking and leads to the integral garage, while the fully enclosed rear garden is mainly laid to lawn, complemented by mature shrubs, trees and a patio area perfect for entertaining or relaxing. With plenty of room for a shed or hot tub — and the benefit of an external power socket and tap — it's a wonderful outdoor space for families and garden lovers alike.









Total floor area 116.8 m<sup>2</sup> (1,257 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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