



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Burdock Way, Desborough

🛏️ 2 🪑 1 🚗 0



### 'An Interior & Outlook To Impress'

Directly opposite the wonderful country park, this fantastic home boasts a delightful outlook to the front elevation, and benefits from a modern interior, two double bedrooms, a west facing garden and a garage!

The property is situated within the popular The Grange development and is within walking distance to the town centre, local schools and further amenities. Kettering and Market Harborough are also in close commuting distance via the A6, providing railway links to London St Pancras.

Welcoming entrance hall with timber effect flooring, a guest WC and stairs rise to the first floor.

Beautifully appointed living/dining room with patio doors leading out to the garden, an under-stairs cupboard and space for both living and dining.

The well-presented kitchen boasts a front facing window overlooking the country park, and is complete with porcelain tiled flooring, gloss eye and base level units, a timber effect work-surface, wall tiling, a stainless-steel sink. Appliances include an electric oven, a four-ring gas hob, a fridge/freezer and space for a washing machine.

Guest WC comprising timber effect flooring, a wash hand basin with a storage cupboard beneath and a low-level WC.

Two beautifully presented double bedrooms with the main bedroom boasting delightful views of the country park and a fitted storage cupboard, and the second bedroom complete with fitted wardrobes and a garden outlook.

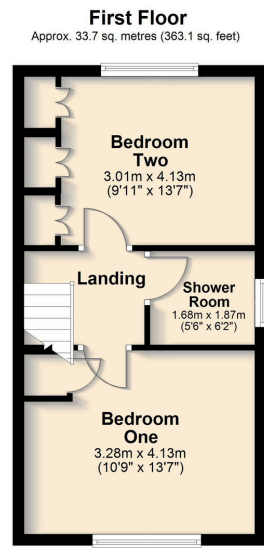
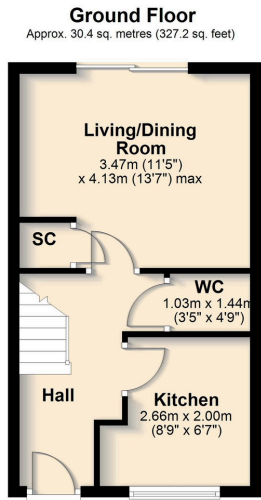
Modern shower room featuring tiled effect flooring, a chrome heated towel rail, a large walk-in shower with massage jets, a wash hand basin with a vanity unit beneath and a low-level WC.

Single garage with a manual up and over door, power supply, lighting and a side personnel door to the garden.

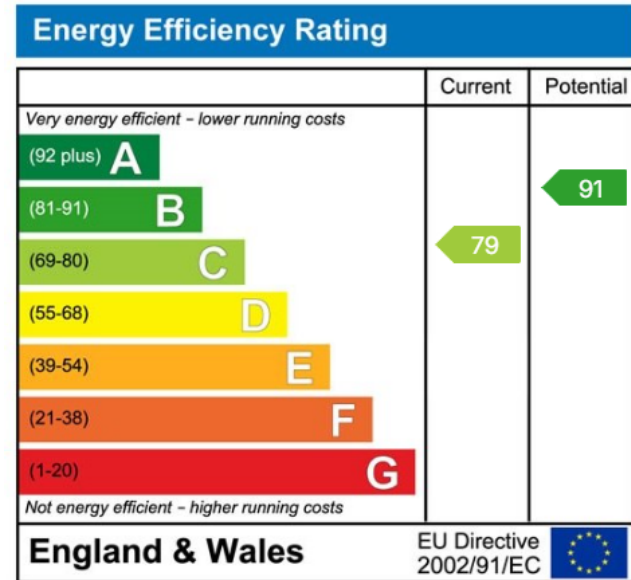
Fantastic west facing garden with a generous paved patio area, a well-kept lawn, and a further seating area beyond the garage. There is also access to the garage and a side gate to the driveway.

The property boasts a neat and attractive frontage with a driveway providing off road parking in tandem for two cars, a block paved area offering an additional parking space, access to the garage and a side gate to the garden.





Total area: approx. 64.1 sq. metres (690.3 sq. feet)



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

