



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Step On-to the Property Ladder"

Situated within the popular The Grange development, this fantastic two-bedroom semi-detached home offers a perfect opportunity for those looking to step on-to the property ladder, offered for sale with 25% shared ownership and no upward chain!



Ironwood Avenue
Desborough
LE16 7EX





Conveniently located within walking distance to the leisure centre and nearby countryside walks. Desborough offers a variety of local amenities, shops, supermarkets and schools. Market Harborough and Kettering are also a short drive away, both with excellent commuter rail links.

The property is offered for sale with 25% shared ownership, with £327.43pcm rent payable to Amplius Housing for the remaining 75% share. The property is of leasehold tenure with a 125year lease from 2009, and a service charge of £34.06pcm which contributes towards the building insurance, and communal ground maintenance.

Welcoming entrance hall with a guest WC and stairs rise to the first floor.

The kitchen features tiled effect flooring, an array of eye and base level units, a roll top work-surface, ceramic wall tiling and a one and a half bowl sink with a mixer tap and draining board beneath the window. Appliances include a single oven, a four-ring gas hob, an integrated fridge/freezer and space for a washing machine/tumble dryer and dishwasher.

Beautifully appointed living/dining room, boasting a well-kept decor, space for both living and dining, an under-stairs cupboard and French patio doors leading out to the garden.

Guest WC with tile effect flooring, a pedestal wash hand basin with tiled splashbacks and a low-level WC.

Stairs rise to the first-floor landing with access to two bedrooms and a bathroom.

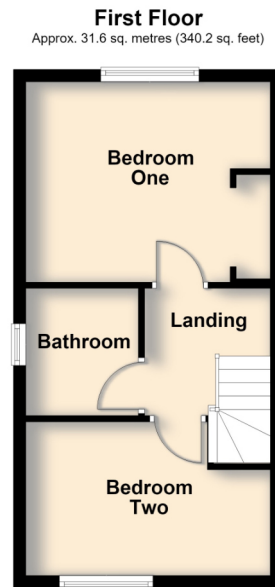
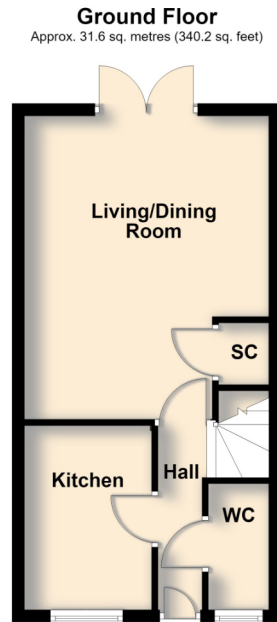
Both bedrooms are well presented and are double in size, with the main bedroom overlooking the rear garden and the second bedroom situated to the front elevation.

The bathroom comprises ceramic wall tiling and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a WC.

The property features a neat and attractive frontage with planted hedgerow, a pathway to the front door and there is an allocated off road parking space in the resident's car park.

The delightful west facing garden boasts a paved patio area, a lawn and a timber shed.





Total area: approx. 63.2 sq. metres (680.5 sq. feet)

Living/Dining Room - 4.9m x 3.96m (16'1" x 13'0")

Kitchen - 2.97m x 1.88m (9'9" x 6'2")

Guest WC - 2.03m x 0.99m (6'8" x 3'3")

Bedroom One - 3.96m x 3.25m (13'0" x 10'8")

Bedroom Two - 3.96m x 2.59m (13'0" x 8'6")

Bathroom - 2.06m x 1.83m (6'9" x 6'0")



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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