



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## “Room To Grow!”

Situated in an established residential location within walking distance to the centre of Desborough, this impressive and detached residence offers room to grow with its generous proportions, three bedrooms, off road parking and a garage!



Cypress Close  
Desborough  
NN14 2XU





Situated in Desborough, within walking distance of local primary schools, amenities, the M&S garage, Sainsbury's supermarket and beautiful countryside walks. Market Harborough is just a short drive away, offering a thriving town centre and train station with excellent commuter links into London in under an hour. The A14 is also easily accessible, providing convenient routes and access to Kettering.

Entrance via a timber and glass panel front door leads into the welcoming entrance hall, featuring a fitted floor mat, access to the guest WC, stairs rising to the first floor and a useful understairs storage cupboard.

Spacious living room is generously proportioned and benefits from neutral carpeting along with a feature fireplace incorporating a stone hearth and timber surround. The fireplace is currently boarded over but could accommodate an electric fire if desired.

Light and airy conservatory benefits from central heating, laminate flooring and French doors opening out onto the rear garden.

The kitchen/dining room features ceramic tiled flooring and a range of eye and base level fitted units with roll top work surfaces. There is a stainless steel one and a half bowl sink, an integrated electric oven with four ring gas hob, integrated fridge/freezer, and space for both a washing machine and dishwasher. A door also provides access to the driveway.

Guest WC is fitted with vinyl flooring and a white two-piece suite.

First floor landing provides access to the loft via a hatch.

Main bedroom enjoys a window to the front elevation and benefits from an en suite shower room fitted with a white three-piece suite.

Two further bedrooms, both suitable as generous single rooms or capable of accommodating a small double bed against the wall, with the second bedroom also benefiting from two storage cupboards.

Family bathroom is fitted with vinyl flooring, ceramic wall tiling and a white three-piece suite comprising a low-level WC, pedestal wash hand basin and panel enclosed bath with handheld shower attachment.

Detached single garage with manual up-and-over door, power and lighting.

The property features a spacious frontage with a mature planted area and paved path leading to the front door, and side by side parking for two vehicles. The rear garden features a lawn area with a wraparound mature borders, creating a wonderful degree of privacy. A timber gate provides access to the driveway and garage.



Kitchen/Dining Room  
5.38m x 2.64m (17'8" x 8'8")

Living Room  
4.62m x 3.3m (15'2" x 10'10")

Conservatory  
2.39m x 3.48m (7'10" x 11'5")

Main Bedroom  
3.58m x 2.72m (11'9" x 8'11")

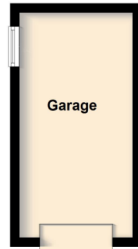
Ensuite  
1.7m x 1.6m (5'7" x 5'3")

Bedroom Two  
3.1m x 2.31m (10'2" x 7'7") max

Bedroom Three  
2.36m x 2.34m (7'9" x 7'8") max

Bathroom  
1.7m x 1.98m (5'7" x 6'6")

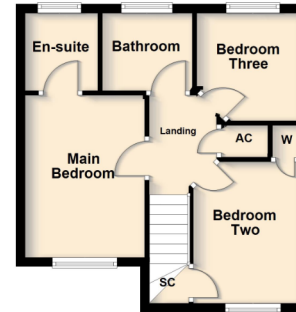
Garage  
4.95m x 2.49m (16'3" x 8'2")



Ground Floor



First Floor



\*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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