



86 Harbrough Road, Desborough, NN14 2QY

Offers Over £300,000

Discover the charm and potential of this rarely available three-bedroom detached home, offered to the market for the first time in over 50 years. Thoughtfully extended on the ground floor, the property offers a spacious kitchen, practical lobby with utility room and ground floor toilet. Enjoy the comfort of gas-fired radiator central heating and mostly PVC double glazing, complemented by original 1930s features such as elegant leaded lights. There is a triple aspect lounge and bay windowed dining room, as well as 3 good sized bedrooms.

Set on a generous plot, the substantial rear garden includes a greenhouse and shed —perfect for gardening enthusiasts. The front garden features a driveway with off-road parking, a garage, and the potential to create even more parking space.

While the accommodation would benefit from some updating, it presents a fantastic opportunity for a new owner to add their personal touch. The roof was replaced in 2023, ensuring peace of mind for years to come. There is great potential to extend subject to planning consent.

Located in a sought-after area, this home is convenient for the town centre and within easy reach of Market Harbrough's mainline station (services to London St Pancras), Kettering, and the A14. Set back from the road behind a service road, this property offers a great opportunity and no onward chain.

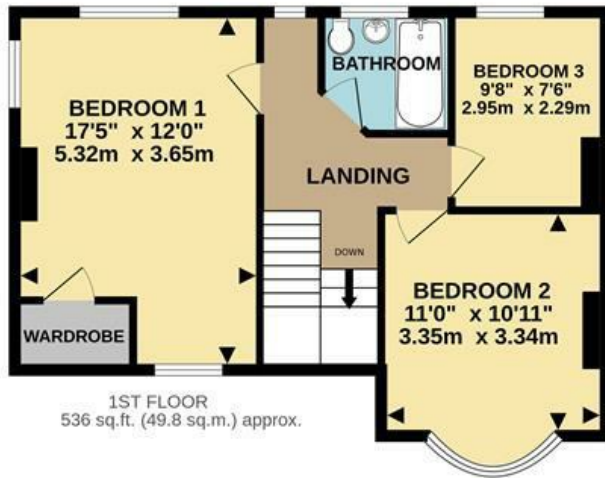
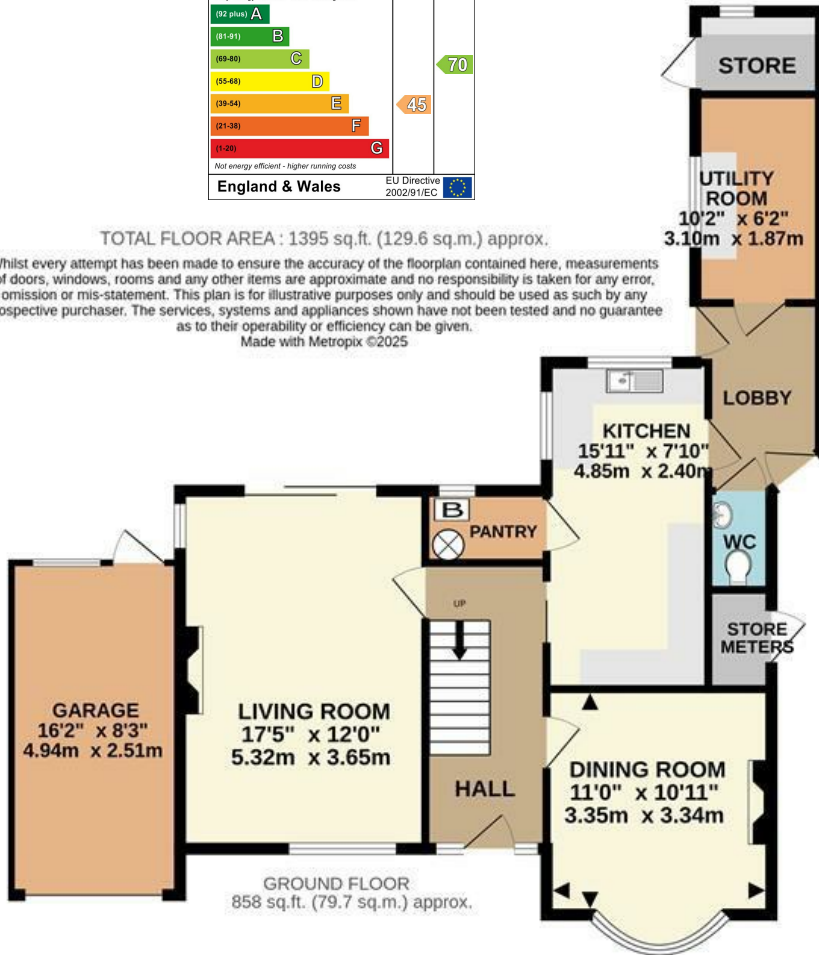
**Tenure: Freehold
Energy Rating: E
Council Tax Band: D**

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-39) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Large non estate plot with huge potential to extend subject to planning
- 3 good sized bedrooms, bathroom, ground floor WC
- Gas central heating, mostly double glazed but retaining some lovely leaded lights
- 2 reception rooms - triple aspect lounge, bay windowed dining room
- Garage, off road parking and scope to create more parking
- New roof 2023, great potential, no chain



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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