



**HENDERSON  
CONNELLAN**

ESTATE AGENTS



"The Plot and Proportions Combine..."

...to form this impressive semi-detached period property, dating back to 1910 and boasting extensive accommodation over four floors, three double bedrooms, an extended kitchen/family room, a cellar conversion and a sizeable rear garden!



Princes Avenue  
Desborough  
NN14 2RQ







Highly sought after residential location, situated in the heart of Desborough, the property benefits from being within walking distance of the neighbouring park, local schools, amenities and petrol station. The property is also conveniently positioned within close driving distance of the A14, with Market Harborough and Kettering train stations providing direct commuter rail links into London St Pancras within an hour.

Entrance through the uPVC front door leading into the porch with Minton tiled flooring and the original stained glass front door flows through into the entrance hall.

Impressive entrance hall boasting a wealth of original features with high ceilings, original stripped wood flooring and a staircase flows up to the first floor with panelling.

Well-proportioned living room featuring a bay window to the front elevation flooding the room with natural light, exposed timber floorboards, a picture rail, an original fireplace with tiled hearth and timber mantle, an original storage cupboard recessed into the chimney breast, and sliding glass panelled doors flow through into the dining room.

Stylish dining room with exposed timber floorboards, picture rails, an original cast iron fireplace and double doors leading through into the garden room.

Extended and open plan kitchen/family room comprising LVT flooring, a host of eye and base level fitted units, square edged work surfaces, a stainless steel one and a half bowl sink, an integrated fridge/freezer, electric oven and electric hob with extractor over, space for a washing machine and an island unit with a breakfast bar.

The family area flows from the kitchen with three Velux windows injecting natural light and double doors open out to the spacious rear garden.

Garden room with double doors leading from the kitchen and trench doors open out to the rear patio.

Guest WC comprising LVT flooring and a white two-piece suite. A side entrance also provides additional access to the property.

First floor landing with a door leading to the staircase to the second floor.

Two well-proportioned bedrooms are located on the first floor, both benefitting from being double in size with the main bedroom boasting a wall of fitted wardrobes and space for a super king-sized bed.

The loft has been converted to a spacious double bedroom with two Velux windows and a side window, and eaves storage on either side.

A cellar leads down from the entrance hall, with LVT flooring and space to work from home if required. A shower room also offers a white three-piece suite.

The property retains a neat Edwardian pebble dashed frontage, enclosed by a low-level brick wall and a block paved forecourt leading to the front door. The extensive rear garden is an absolutely fantastic size, featuring a spacious patio leading from the rear doors offering the ideal space to sit out and entertain with friends and family. Mature borders line both sides of the garden, with a path flowing down next to a lawn area. To the rear of the garden is a spacious timber shed, with two separate parts offering ideal storage with the added benefit of power and lighting.







Living Room - 3.78m x 3.48m (12'5" x 11'5")

Dining Room - 3.35m x 3.17m (11'0" x 10'5")

Kitchen/Family Room - 6.96m x 3.61m (22'10" x 11'10") max

Garden Room - 4.01m x 2.46m (13'2" x 8'1")

Cellar Room - 3.35m x 2.82m (11'0" x 9'3")

Cellar Shower Room - 2.06m x 2.03m (6'9" x 6'8") max

Main Bedroom - 3.78m x 2.87m (12'5" x 9'5")

Bedroom Two - 3.35m x 3.17m (11'0" x 10'5")

Bathroom - 2.29m x 2.11m (7'6" x 6'11")

Bedroom Three - 4.5m x 3.17m (14'9" x 10'5")

\*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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