



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Immaculate Inside and Out!"

Situated on the popular Grange development and attractively nestled along a pedestrian walkway, set back from the road, this beautifully presented three-bedroom semi-detached home boasts an immaculate interior, fantastic landscaped rear garden, off-road parking and a single garage.



Ironwood Avenue
Desborough
NN14 2GQ





Located within the town of Desborough, the property is conveniently located within walking distance of a range of local amenities including the M&S garage, Sainsbury's, the leisure centre and primary school. Bus services provide access to schools further afield in Kettering and Market Harborough, while both towns are within easy driving distance and offer direct rail links into London St Pancras in under an hour.

Entrance is gained through a contemporary composite front door into the welcoming entrance hall with attractive wood-effect laminate flooring and providing access to the kitchen and living accommodation and a useful understairs storage cupboard.

The kitchen is desirably positioned to the front elevation and features a range of modern eye and base-level units, a one-and-a-half bowl stainless steel sink, an oven, a gas hob with extractor over and space for a fridge/freezer and washing machine. Finished with an attractive tiled splashback and wood-effect vinyl flooring, there is also ample space for a breakfast table and chairs.

The living room is a beautifully presented and offers a well-proportioned space, with glazed double doors allowing plenty of natural light to flood the room while providing an attractive outlook and direct access onto the landscaped rear garden.

The guest WC comprises a WC and pedestal wash hand basin.

Stairs rise to the first floor landing, naturally lit by a window, with access to the bedrooms, bathroom and loft space.

The main bedroom is a well-proportioned double room, desirably positioned to the front elevation and benefiting from fitted wardrobes, providing useful storage while retaining ample space for additional bedroom furniture. The room is further enhanced by its own en suite shower room boasting a large, fully enclosed and tiled shower, pedestal wash hand basin with tiled splashback, WC and attractive wood-effect vinyl flooring.

Bedroom two provides another generously proportioned double bedroom, enjoying a pleasant outlook over the landscaped rear garden and offering excellent proportions for a variety of bedroom furniture, whilst bedroom three is a good-sized single room offering a versatile space equally well suited as a child's bedroom, nursery or home office.

The well-appointed family bathroom is finished with contemporary grey tiling and comprises a panel-enclosed bath with shower over and glass shower screen, pedestal wash hand basin and a WC, complemented by attractive wood-effect vinyl flooring.

Neatly tucked away along the attractive pedestrian walkway, the property enjoys a well-maintained frontage enclosed by low-level iron railings. Two gravelled borders and established hedgerows provide an attractive approach, with steps rising to the front entrance.

The beautifully landscaped rear garden has been thoughtfully designed with both style and low maintenance in mind. A generous, paved patio and covered timber seating area provide ideal spaces for alfresco dining and entertaining, while a neatly maintained lawn is complemented by decorative stone, established planting and raised planters. A pathway to the side of the property provides access to the front via a secure timber gate, with the garden also benefiting from a useful timber shed.

A single garage is situated to the rear of the property providing useful additional storage. Located within a communal parking area, the property also benefits from off-road parking for one car.





Living Room - 4.93m x 4.17m (16'2" x 13'8")

Kitchen - 3.73m x 2.44m (12'3" x 8'0")

WC - 1.88m x 1.55m (6'2" x 5'1")

Main Bedroom - 3.3m x 2.54m (10'10" x 8'4")

En Suite - 2.57m x 1.57m (8'5" x 5'2") max

Bedroom Two - 2.92m x 2.57m (9'7" x 8'5")

Bedroom Three - 2.79m x 1.98m (9'2" x 6'6")

Bathroom - 1.98m x 1.93m (6'6" x 6'4")

*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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