



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Thistle Drive, Kettering

4 3 3



## “Room To Grow”

Situated on the popular Grange development in Desborough, this fantastic end of terrace property offers room to grow with its generous proportions, four double bedrooms, two en suites, a separate study and off road parking!

Conveniently located within walking distance to the local M&S, Desborough town centre, local primary schools, leisure centre and just a short drive into Market Harborough with excellent commuter rail links.

Entrance through the timber front door leading inviting Entrance Hall with high quality Karndean flooring, access to the Guest WC and stairs flow up to the First Floor Landing.

Spacious Kitchen/Dining Room comprising attractive Karndean flooring, a host of two tone eye and base level fitted units, roll top work surfaces, two stainless steel circular sinks with a jet tap, a freestanding Rangemaster Professional+110 green with a six ring gas hob (appliance included), space for a fridge/freezer, washing machine and dishwasher, ample space for a large dining table and chairs, and French doors open out to the rear garden.

Separate Study with a window to the front elevation, perfect for those working from home and offering the potential to be utilised as a Second Reception Room, Playroom or Music Room.

Guest WC comprising Karndean flooring, a low level WC and a pedestal wash hand basin.

First Floor Landing with access to the airing cupboard and stairs flow up to the Second Floor.

First Floor Living boasting four windows with a dual aspect injecting an abundance of natural light, solid oak flooring and a feature electric fireplace.

Two bedrooms are located on the First Floor, both benefitting from being double in size.

Family Bathroom comprising decorative vinyl flooring, a wall mounted radiator and a white four piece suite to include a low level WC, a pedestal wash hand basin, a panel enclosed bath and a separate shower enclosure with a fitted shower over.

The Main and Second Bedroom are located on the Second Floor, both benefitting from being double in size with En Suite Shower Rooms. The En Suites comprise vinyl flooring and white three piece suites to include low level WC's, pedestal wash hand basins and double width showers.

The property benefits from a neat frontage comprising mature shrubbery under the front window and a paved path to the front door. The rear garden offers a low maintenance design with a paved patio leading from the rear doors offering space to sit out in the afternoon sun, a gravelled area with a timber shed ideal for storage, and a gate leads out to the parking for two cars at the rear.





- Kitchen/ Dining Room 16' 0"max x 15' 3"max (4.87m x 4.64m)
- WC 5' 8" x 2' 8" (1.73m x 0.81m)
- Bedroom Three 12' 10" x 8' 7" (3.91m x 2.61m)
- Bathroom 8' 10" x 6' 5" (2.69m x 1.95m)
- En Suite 8' 4" x 4' 0" (2.54m x 1.22m)
- Study 9' 6" x 8' 4" (2.89m x 2.54m)
- Living Room 16' 8" x 14' 11" (5.08m x 4.54m)
- Bedroom Four 12' 8" x 8' 7" max (3.86m x 2.61m)
- Bedroom One 15' 3" x 10' 0" max (4.64m x 3.05m)
- Bedroom Two 15' 4" max x 8' 6" max (4.67m x 2.59m)



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

