



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Upper Steeping, Desborough, NN14 2SQ

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## "More Than Meets The Eye"

Occupying a prime cul-de-sac position, within walking distance to local amenities, this thoughtfully designed detached home offers versatile living space, featuring stylish modern kitchen and bathrooms, a generous rear garden, and a converted garage providing a fourth bedroom or additional reception room alongside a convenient downstairs shower room.

Conveniently located within walking distance to the town centre with a variety of local shops and supermarkets, schools and coffee shops. Market Harborough and Kettering are just a short drive away, both with excellent commuter rail links.

Welcoming entrance porch with LVT flooring, space for coat and shoe storage and a door leads into the living room.

Beautifully presented living room featuring a generous window to the front elevation, a previous fireplace opening now used as a media wall offering a true focal point, built in under-stairs storage and stairs rise to the first floor.

Fantastic kitchen/dining room boasting attractive ceramic tiled flooring, ceiling spotlights, space for a dining table and chairs, French patio doors out to the garden and access to the utility room.

The modern kitchen comprises a host of shaker style eye and base level units, a square edge work surface, a one and a half bowl sink with a mixer tap and draining board, ceramic wall tiling, and a range of integrated appliances to include a double oven, a five-ring gas hob, a fridge/freezer and a dishwasher.

The adjoining utility room features a high ceiling with LED spotlights, matching ceramic tiled flooring, additional cabinetry and work surface space, and plumbing for both a washing machine and tumble dryer. From here, there is access to the ground floor shower room, the converted garage/second reception room, and a rear door leading to the garden.

The second reception room, currently used as a double bedroom, offers fantastic flexibility — ideal as a playroom, home office, or additional living space. It is finished with wood-effect laminate flooring and a window overlooking the front elevation.

A modern ground floor shower room is finished to a high standard with full ceramic tiling to the walls and floor, recessed ceiling lights, a chrome heated towel rail, and a stylish white three-piece suite comprising a corner shower cubicle, vanity-mounted wash hand basin, and low-level WC.

Naturally lit first floor landing with a window to the side elevation, a storage cupboard and a loft hatch.

Three well-proportioned bedrooms with two being double in size and the third bedroom offering generous single room.

The main bedroom is positioned to the front elevation and boasts a generous window providing rear elevated views of the nearby countryside.

Stylish family bathroom featuring tiled effect flooring, LED ceiling spotlights, a heated towel rail, ceramic wall tiling, a panel enclosed bath with a shower screen and rainwater shower over, and a wash hand basin and WC built within a vanity storage unit.

Set within a quiet cul-de-sac, the property presents excellent kerb appeal with a part-rendered frontage, planted borders, off-street parking for two vehicles, and a pathway leading to the front door.

The rear garden is a real highlight; generous in size and offering a good degree of privacy. It features a large, paved patio area perfect for outdoor entertaining, ambient lighting, a side access gate, a further paved seating area, a well-maintained lawn, and a timber storage shed.







- Living Room - 5.16m x 3.76m (16'11" x 12'4") max
- Kitchen/Dining Room - 5.13m x 3.45m (16'10" x 11'4")
- Utility Room - 4.47m x 2.18m (14'8" x 7'2") max
- Second Reception Room/Bedroom Four - 4.75m x 2.21m (15'7" x 7'3")
- Main Bedroom - 3.51m x 3.3m (11'6" x 10'10") max
- Bedroom Two - 3.56m x 3.3m (11'8" x 10'10") max
- Bedroom Three - 2.39m x 2.08m (7'10" x 6'10")
- Bathroom - 2.39m x 1.78m (7'10" x 5'10")



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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.

