



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## "A Plot, Position & Interior To Impress"

Occupying a desirable corner position overlooking the neighbouring green space, this stunning detached home is sure to impress, boasting an immaculate interior throughout, generous proportions with three reception rooms and four double bedrooms, and a delightful rear garden!



Cannock Crescent  
Desborough  
NN14 2WG





Situated on the popular Weavers Mead development, built by Bellway Homes in 2015, the property is nestled within a popular residential location within walking distance of the local park, schools and amenities. The property benefits from convenient access to the newly built Sainsbury's supermarket, M&S petrol station and is within close driving distance of Market Harborough and the A14.

The property also benefits from solar panels which contribute towards the hot water supply and in turn lower water bills.

Welcoming entrance hall with Karndean flooring, contemporary glass panelled doors injecting natural light, and a staircase to the first floor.

Beautifully appointed living room, featuring a soft tone decor with modern carpeting, a side window and French patio doors out to the garden.

Stunning breakfast kitchen, with space for a table and chairs and access to the utility room and under-stairs storage. The kitchen is finished to a very high standard and boasts attractive floor and wall tiling, LED ceiling spotlights, marble effect surfaces, shaker style eye and base level units and a wash hand basin beneath the window with a mixer tap and draining board. Appliances include a fantastic Rangemaster cooker with a five-ring gas hob, a dishwasher, and a fridge/freezer.

The utility room comprises continued tiled flooring, matching units, a sink, an integrated washing machine and a door out to the garden.

Formal dining room features a window to the front elevation, modern carpeting and ample space for a dining table and chairs.

The ground floor study offers an ideal space for those working from home, with a window to the front elevation and providing the versatility to be used as a playroom or music room.

Guest WC with Karndean flooring, a pedestal wash hand basin and a WC.

Generous galleried first floor landing with a storage cupboard and a loft hatch to a partially boarded attic.

Four immaculately presented double bedrooms, all in excellent decorative order.

The main bedroom boasts tasteful decorative wall panelling, fitted wardrobes and a modern en-suite shower room. The shower room is complete with ceramic floor and wall tiling, LED ceiling spotlights, a chrome heated towel rail, a shower cubicle and a Roca pedestal wash hand basin and WC.

Stylish main bathroom featuring ceramic floor and wall tiling, LED ceiling spotlights, a chrome heated towel rail and a white four-piece suite. The Roca suite incorporated a shower cubicle, a bath, a pedestal wash hand basin and a WC.

Detached single garage with a manual up and over door, power sockets, lighting and a personnel door to the garden.

Occupying a desirable corner position and an attractive rendered double frontage, the property also benefits from a neighbouring green space outlook. The neatly kept front garden stocks an array of plantings and a driveway to the side of the property benefits front off road parking in tandem for two cars, a Podpoint and access to the garage and garden.

The beautifully maintained rear garden has been thoughtfully designed for outdoor entertaining and relaxation. The garden features a paved patio, a raised decked seating area allowing a good amount of privacy, a well-kept lawn and planted borders. A pathway provides access to the garage and a gate to the driveway.

There is a service charge for the maintenance of the communal areas on the development, at a charge of approximately £220 per annum paid six monthly.



Living Room  
5.71m x 3.48m (18'9" x 11'5")

Study  
3.1m x 1.7m (10'2" x 5'7")

Dining Room  
3.4m x 2.69m (11'2" x 8'10") max

Kitchen/Breakfast Room  
3.94m x 3.89m (12'11" x 12'9") max

Utility Room  
1.91m x 1.8m (6'3" x 5'11")

WC  
1.75m x 0.86m (5'9" x 2'10") max

Main Bedroom  
4.34m x 3.53m (14'3" x 11'7") max

En Suite  
1.8m x 1.57m (5'11" x 5'2")

Bedroom Two  
4.11m x 2.57m (13'6" x 8'5")

Bedroom Three  
3.15m x 3.07m (10'4" x 10'1")

Bedroom Four  
3.4m x 2.51m (11'2" x 8'3")

Bathroom  
2.69m x 2.51m (8'10" x 8'3") max

Garage  
6.22m x 3.25m (20'5" x 10'8")



\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,  
Market Harborough, LE16 7AF

01858 410400  
marketharboroughsales@hendersonconnellan.  
co.uk



hendersonconnellanmh