



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Ticking All the Right Boxes!

Occupying a fantastic position within the desirable Grange development, just a stone's throw from the leisure centre, this beautiful, detached home boasts a beautiful interior, a fantastic dining kitchen, four good sized bedrooms, a west-facing garden, ticking all the right boxes!



Ironwood Avenue
Desborough
NN14 2JJ





Conveniently located within walking distance to the centre of Desborough with a variety of local amenities, shops, supermarkets and schools. Market Harborough and Kettering are also a short drive away, both with excellent commuter rail links to London St Pancras within an hour.

Entrance is gained through a composite front door, into a welcoming entrance hall featuring attractive tiled flooring, detailed panelling, space for coat storage with a hidden shoe drawer and stairs rise to the first floor.

The living room has been beautifully decorated, with modern carpeting and features a dual aspect with a bay window injecting an abundance of natural light.

Stunning open plan kitchen/dining room, boasting dual aspect windows, tiled flooring, ample space for dining and access to the conservatory and a separate utility room.

The high-quality kitchen comprises an array of shaker style and eye base level units, a quartz work-surface with inset draining grooves, and Belfast style sink. Appliances include a Bosch oven with a microwave above, a new full height fridge, a dishwasher, a new under counter freezer, an additional fridge, an induction hob and extractor beneath a stunning curved window overlooking the garden.

The utility room features continued tiled flooring, a timber work-surface, eye and base level units, a wash hand basin, space for a washing machine and access to the guest WC.

Guest WC with tiled flooring, a chrome heated towel rail and a WC.

The conservatory provides further living space, with tiled flooring, central heating, multiple windows offering a delightful garden view with French patio doors leading out.

First floor landing with a large airing cupboard and a loft hatch to a partially boarded attic with a ladder.

The property benefits from four good sized and well-presented bedrooms, with three being double in size and the fourth bedroom offering a large single room or ideal study.

The main bedroom boasts dual aspect windows, built in wardrobes and a stylish en-suite shower room. The en-suite comprises two tone floor and wall tiling, a chrome heated towel rail and a white three-piece suite to include a shower cubicle, a pedestal wash hand basin and a WC.

The second bedroom benefits from a fantastic Juliette balcony, overlooking the rear garden.

The bathroom features ceramic wall tiling, timber effect flooring, a panel enclosed bath with a shower attachment, a pedestal wash hand basin and a WC.

Occupying a corner position, the property boasts a neat frontage with mature plantings and a pathway to the front door. To the side of the property is a block paved driveway providing off road parking for one car and an electrical car charging point. There is also access to the 8'8 x 4'4 garage space, with a manual up and over door and lighting.

The delightful rear garden offers a desirable west facing aspect, and is part walled adding a touch of character. The garden features a paved patio area ideal for outdoor entertaining, a lawn, a timber pergola, planted borders and a summer house.



Kitchen/Dinning Room
4.65m x 7.59m (15'3" x 24'11")
max

Conservatory
3.91m x 2.87m (12'10" x 9'5")

Utility Room
1.19m x 1.7m (3'11" x 5'7")

Living Room
2.62m x 4.65m (8'7" x 15'3")

Remaining Garage
1.32m x 2.64m (4'4" x 8'8")

Main Bedroom
2.59m x 3.86m (8'6" x 12'8")

Ensuite
1.73m x 2.21m (5'8" x 7'3") max

Bedroom Two
3.58m x 2.57m (11'9" x 8'5")

Bedroom Three
3.17m x 3.53m (10'5" x 11'7") max

Bedroom Four
2.57m x 2.24m (8'5" x 7'4")

Bathroom
1.96m x 2.08m (6'5" x 6'10") max



*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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