



**HENDERSON
CONNELLAN**
ESTATE AGENTS

1 Chestnut Drive, Desborough

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"Delightful Level Living!"

Situated in an established residential location, this impressive and extended detached bungalow boasts an impressive corner-plot position, three bedrooms, an integral garage, a west-facing rear garden and an extended kitchen!

Conveniently located within walking distance to the local shops, leisure centre, coffee shop, Sainsburys & Co Op supermarkets and with easy driving links into Market Harborough and Kettering.

Entrance through the uPVC front door with a side light window into the welcoming porch with an additional side window flooding the space with natural light.

Spacious and open plan living/dining room with dual aspect windows injecting an abundance of natural light, ample space for a large dining table and chairs and a door through to the kitchen.

Kitchen/breakfast room comprising LVT flooring, a host of eye and base level fitted units, roll top work surfaces, a composite sink with drainage board, an integrated Bosch electric cooker with a four-ring gas hob, an integrated dishwasher and open through to the breakfast room.

The breakfast room features continued LVT flooring, French doors opening out to the garage, a beautiful, blue-tinted lantern roof and a door through to the garage. The room also offers the flexibility to be utilised as a further sitting room.

Integral single garage with a manual up and over door and benefitting from power and light.

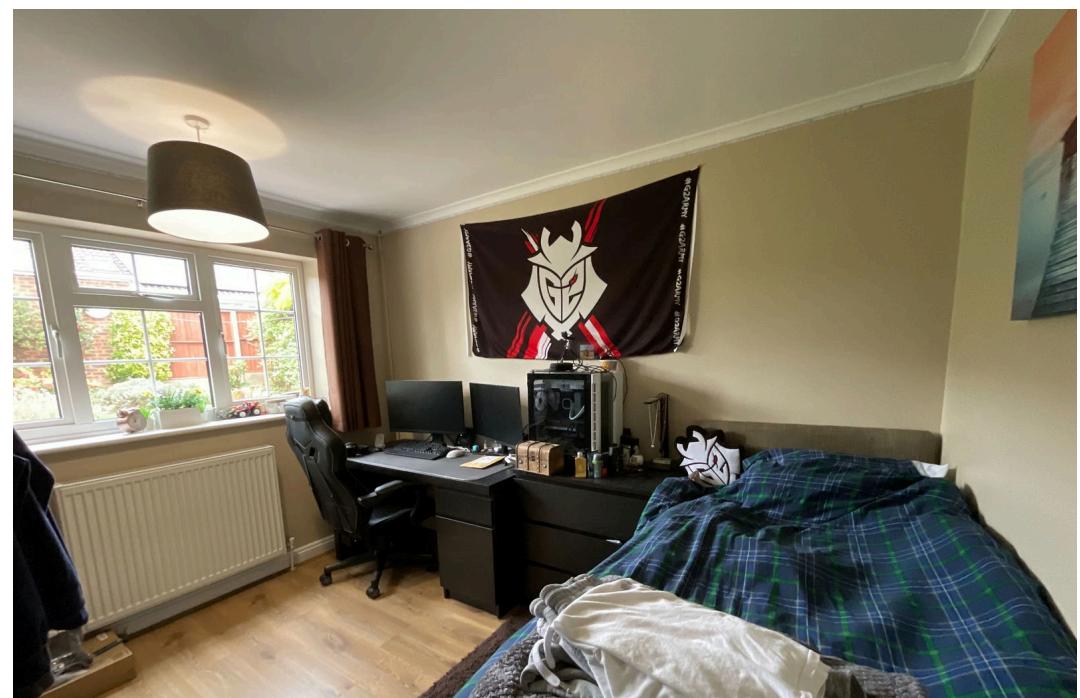
Inner hallway with access to the airing cupboard and the fully boarded loft via a hatch. The combi-boiler is also located in the loft and is approximately 12 years old but serviced regularly by the current owner.

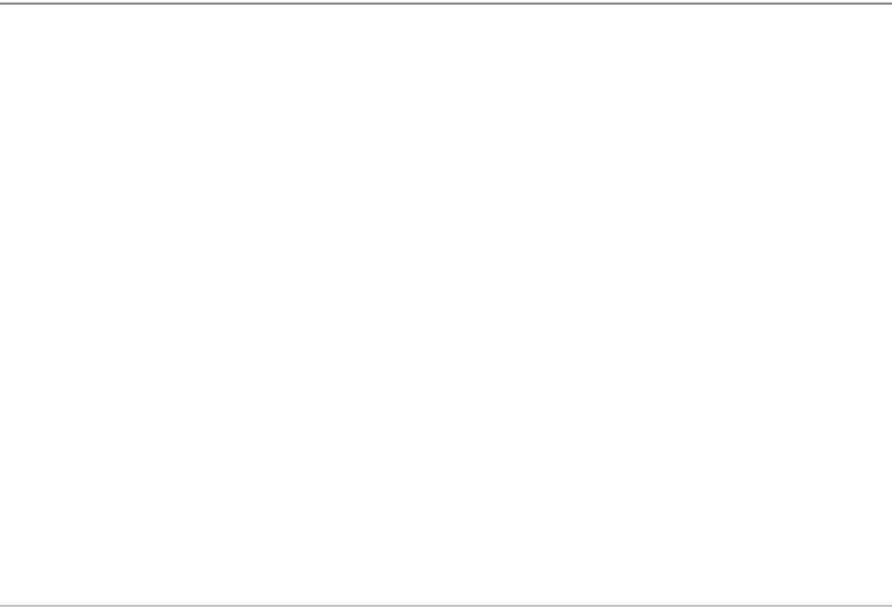
Three bedrooms, two of which are double in size and with generous windows injecting natural light.

Modern bathroom comprising attractive vinyl flooring, a chrome heated towel rail, a low-level WC, a vanity enclosed wash hand basin and a P-shaped bath with a fitted shower over.

The property benefits from leased solar panels with approximately 15 years remaining on a 25-year contract. The solar panels are owned and maintained by "A Shade of Green", with significantly reduced electric bills for the current owner.

The property boasts a neat and spacious frontage with a hard standing driveway providing off road parking for two to three cars and a wealth of mature plantings lining the border. The west facing rear garden is much larger than you might expect and wraps around both sides of the property. Mature plantings and brick walls provide an excellent degree of privacy around the whole garden. A patio flows around from the rear doors offering a variety of areas to sit should a buyer prefer the sun or the shade. A greenhouse and a shed provide ample storage, and a wealth of mature shrubbery and plantings line a well-maintained lawn at the centre.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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