



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

5 Teasel Drive,

3 2 1



### “Room To Grow!”

Neatly tucked away into the ever-popular Grange development in Desborough, this fantastic three-story property offers room to grow with its generous proportions, high standard of finish, three/four bedroom, off road parking and an integral single garage!

Offered for sale with No Upward Chain!

Popular residential location within walking distance of the local amenities, the leisure centre, a petrol station, local primary schools and countryside walks. The property also benefits from being within close driving distance of Market Harborough & Kettering via the A6 and the A14.

Entrance through the timber and part glazed front door leading into the inviting entrance hall with a fitted floor mat, access to the under-stair storage cupboard and stairs flow up to the first-floor landing. Spacious and naturally light living room with French doors and a window opening out the south facing rear, and a gas fireplace (disconnected) offers a focal point to the room.

Ground floor study with a window to the front elevation, offering the flexibility to be used as a fourth bedroom.

Guest WC/utility room with attractive vinyl flooring, a low-level WC, a vanity enclosed wash hand basin and space for a washing machine. First floor landing with a staircase flows up to the second floor.

Open plan kitchen/dining room featuring laminate flooring, ample space for a large dining table and chairs and double windows overlook the rear garden.

The kitchen comprises a host of eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bow sink, an electric oven, a four-ring gas hob and space for an under-counter fridge and freezer.

A further double bedroom is situated on the first floor with access to a guest WC with a two-piece suite next door.

Second floor landing with access to the attic via a hatch.

Main bedroom with double windows to the rear elevation and an en suite shower room. The en suite comprises a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

Double sized second bedroom with access to the airing cupboard and a separate bathroom located off the landing.

The bathroom comprises ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath.

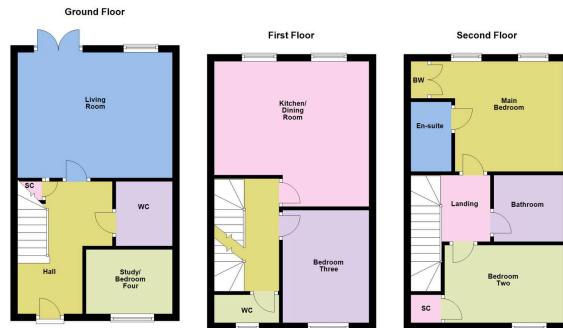
Separate single garage with parking in front and a manual up and over door.

The property features a neat frontage enclosed by low level iron railings with a paved path to the front door.

The south facing rear garden is a real sun trap and features a paved patio leading from the rear doors offering the ideal space to sit and enjoy the sun. The remaining garden is a lawn area with a paved path flowing down to the bottom of the garden with a secure timber gate leading toward the garage and parking.



- Living Room - 4.44m x 3.61m (14'7" x 11'10")
- Bedroom Four/Study - 2.51m x 2.06m (8'3" x 6'9")
- Kitchen/Dining Room - 4.44m x 4.17m (14'7" x 13'8") max
- Bedroom Three - 3.2m x 2.44m (10'6" x 8'0")
- Main Bedroom - 3.84m x 3.15m (12'7" x 10'4") max
- En Suite - 1.96m x 1.22m (6'5" x 4'0")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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