



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



86 Burdock Way, Desborough

£260,000

3 2 1





### **“An Outlook and Proportions To Impress!”**

Boasting open countryside views to the front elevation, generous proportions across three floors and a single garage, this three bedroom semi-detached property is sure to impress and is situated on the popular Grange development in Desborough.

Conveniently located within walking distance to the town centre, local parks and primary schools, Sainsburys, Co-op and an M&S Garage. Kettering train station is within close driving distance offering fantastic commuter access into London in approximately 45 minutes. The thriving town of Market Harborough is also within close driving distance with access to the train station, with a direct link to London within a 60-minute commute.

Entrance is gained into the inviting hallway with stairs rising to the first floor, access to the storage cupboard and guest WC.

Fitted kitchen overlooking the open green with LED spotlights and comprising a range of eye and base level units, a roll top worksurface with tiled splashbacks, a one and a half bowl stainless steel sink with draining board and an integrated double oven with a four ring gas hob and space for a fridge/freezer and washing machine.

Open plan living/dining room overlooking the rear garden boasting generous proportions with ample space for a table and chairs, sofa area and a bay window with French doors leading out to the decked area.

First floor landing with access to two out of the three bedrooms, the bathroom and stairs rise to the second floor.

Two double bedrooms located on the first floor, with the third bedroom overlooking the open countryside enjoying scenic views and two feature windows inject an abundance of natural light. Main bathroom featuring tiled walls to dado height and a three piece suite to include a panel enclosed bath, a low level WC and a pedestal wash hand basin.

The impressive main bedroom is situated on the top floor spanning the depth of the property with attractive raked ceilings, an open view, access to a dressing room and en suite. The dressing room benefits from fitted wardrobes, a Velux window and is a flexible space; currently used as a study.

Modern en suite comprising a Velux window and a three piece suite to include a fully tiled and enclosed shower cubicle, a low level WC and a pedestal wash hand basin.

The property benefits from solar panels, which contributes towards a reduction in electricity bills.

Single garage with an up and over manual door, a side personnel door, power and light.

Overlooking the neighbouring green, the property offers a secluded outlook neatly tucked away down a cul de sac. The frontage features a wealth of well stocked planted borders, mature shrubbery and a paved path leads to the front door. To the side elevation is a hard standing driveway providing tandem off-road parking for two cars and access to the single garage.

The rear garden offers a low maintenance design with a decked section perfect for seating and a main astro turf area. There are two borders perfect for plantings, access to the timber constructed shed, side access into the garage via the personnel door and a side gate leads to the driveway.







- Living Room - 5.56m x 4.42m (18'3" x 14'6") max
- Kitchen - 2.82m x 2.41m (9'3" x 7'11")
- WC - 1.75m x 0.89m (5'9" x 2'11")
- Main Bedroom - 5.84m x 4.42m (19'2" x 14'6") max
- En Suite - 2.59m x 1.85m (8'6" x 6'1") max
- Dressing Room - 3.58m x 2.49m (11'9" x 8'2") max
- Bedroom Two - 4.44m x 3.58m (14'7" x 11'9")
- Bedroom Three - 4.42m x 2.57m (14'6" x 8'5") max
- Bathroom - 2.16m x 1.68m (7'1" x 5'6")



63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

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.

