



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Nichols Street, Desborough

3 2 2



Period Proportions!

Located on an established road, this double fronted, three bedroom period property is sure to impress with its generous proportions throughout, wealth of character features and three double bedrooms!

Situated in the popular location of Desborough, the property is within walking distance of the local amenities, primary schools, local garage and is just a short drive into Market Harborough.

Beautifully appointed entrance hall with stunning engineered oak flooring, high ceilings, access to the useful under stairs storage cupboard and gorgeous staircase with period side panelling rising to the first floor.

Well proportioned living room situated to the front elevation with a generous bay window featuring tall windows injecting an abundance of natural light and a multi-fuel burner recessed into a chimney breast with exposed tiling.

Formal dining room/second reception room also located to the front with a bay window, a picture rail and deep skirting boards offering plenty of character.

Fitted kitchen overlooking the rear garden, with red quarry tiled flooring, access to an original cupboard perfect for pantry storage and ample space for a dining table and chairs. The kitchen comprises a range of shaker style eye and base level units, a roll top work surface, a one and a half bowls sink with draining board, a free standing cooker, and space for a fridge/freezer and dishwasher.

Ground floor shower room/utility with floor to ceiling tiling, space and plumbing for a washing machine and a three piece suite. The three piece suite incorporates a fully tiled and enclosed corner shower with electric shower, a vanity enclosed wash hand basin and a low level WC.

Light and airy conservatory with herringbone tiled flooring, a host of windows and French doors leading out to the garden offering an idyllic position for a garden room.

Stairs rise to the naturally light first floor landing with two feature windows, an ornate balustrade and a loft hatch providing access into the attic.

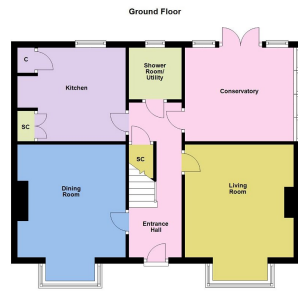
Three double bedrooms, all boasting generous proportions with the second bedroom benefitting from fitted wardrobes.

Family bathroom with floor to dado height tiling, a heated towel rail and a three piece suite to include a panel enclosed bath with shower head attachment, a vanity enclosed wash hand basin and a low level WC.

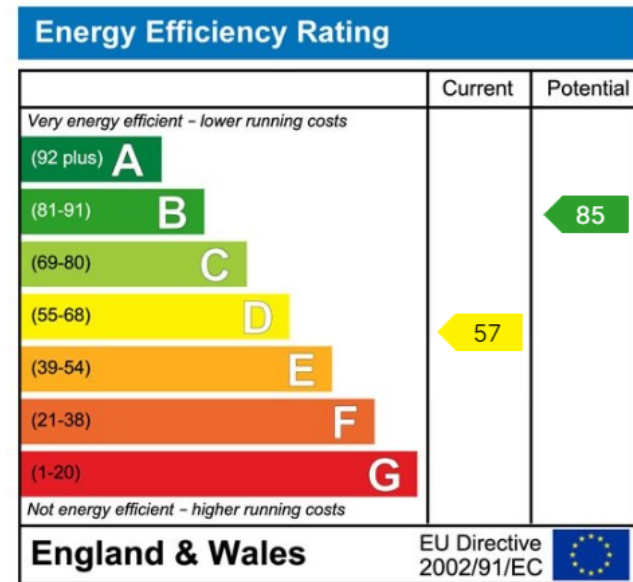
This attractive double fronted property is neatly enclosed by a low level brick wall and gate. The neat frontage features contemporary paving and a paved path leads to the front door and side access into the garden.

The rear garden has been beautifully maintained and boasts a variety of sections ideal for entertaining. There is a raised paved patio area perfect for seating and steps lead down to the main lawn which is surrounded by a border, ideal for plantings or pots. The garden also offers a good degree of privacy enclosed by a tall hedgerow to the rear boundary, side access to the front and access into the outbuildings both perfect for storage.





- Living Room - 3.68m x 3.43m (12'1" x 11'3")
- Dining Room - 3.94m x 3.3m (12'11" x 10'10")
- Kitchen - 3.53m x 3m (11'7" x 9'10")
- Conservatory - 3.53m x 3.05m (11'7" x 10'0")
- Shower Room / Utility - 1.73m x 1.68m (5'8" x 5'6")
- Main Bedroom - 3.71m x 3.43m (12'2" x 11'3")
- Bedroom Two - 3.68m x 2.69m (12'1" x 8'10")
- Bedroom Three - 3.38m x 3m (11'1" x 9'10")
- Bathroom - 1.75m x 1.73m (5'9" x 5'8")



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.

