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**“Executive Family Living with  
and Interior and Proportions  
To Impress!”**





6 Brooke Close  
Desborough  
NN14 2FJ





# "Executive Family Living with an Interior & Proportions To Impress!"

Perfectly positioned within a sought-after and select location, this beautifully presented six-bedroom executive home is sure to impress, with the main accommodation sitting at just under 3000sqft and boasting generous proportions throughout with its six double bedrooms, four bathrooms, a ground floor study and a double garage!







## Property Highlights

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.

Grand entrance hall featuring ceramic tiled flooring with underfloor heating, LED ceiling spotlights, decorative wall panelling, a guest WC and stairs rise to the first floor.

Stunning open plan kitchen/dining room boasting attractive tiled flooring with underfloor heating, LED ceiling spotlights and a separate utility room. The high quality fitted kitchen comprises a host of high gloss eye and base level units, a granite work-surface with a matching upstand and breakfast bar, a one and a half bowl sink with a mixer tap and additional tap attachment and draining board, a Range style cooker with a five ring induction hob (available under separate negotiation), a dishwasher and space for a large fridge freezer. The dining area boasts ample space for a large dining table and chairs, a beautiful high-pitched ceiling, ample windows flooding the room with an abundance of natural light and French doors lead out to the garden.

The utility room comprises continued tiled flooring with underfloor heating, high gloss units, a granite work surface, a stainless-steel sink with a mixer tap and draining board, space for a washing machine and a door to the garden.





## Property Highlights

Beautifully appointed living room boasting a neutral décor, underfloor heating, a charming stone fireplace with a log burner and French patio doors lead out to the garden.

Ground floor study of a generous size benefitting from a window to the front elevation, laminate flooring with underfloor heating and the flexibility to be used as a playroom, home gym or additional reception room.

Guest WC comprising tiled flooring with underfloor heating, a wash hand basin with a vanity storage unit beneath and a low-level WC.

Stairs rise to a natural light first floor landing whereby four of the six bedrooms are situated. The generous landing boasts decorative wall panelling, LED ceiling spotlights, a charming bay window and stairs rise to the second floor.

The impressive main bedroom offers a luxury suite with a delightful Juliette balcony, ample space for a super-king size bed, fitted wardrobes and an en-suite shower room. The modern en-suite shower room comprises attractive porcelain floor and wall tiling, underfloor heating, LED ceiling spotlights, a chrome heated towel rail and a white four-piece suite to include a double width walk-in shower, two wall hung wash hand basins and a low-level WC.

Three further bedrooms all benefitting from being double in size. There are two separate bathrooms to the first floor, both beautifully presented boasting ceramic tiled flooring, LED ceiling spotlights and chrome heated towel rails.





## Property Highlights

Bathroom one features a luxury four-piece suite to include a large freestanding bath, a shower cubicle, a wall-hung wash hand basin with a vanity unit beneath and a low-level WC.

The second bathroom offers a white three-piece suite incorporating a tile enclosed bath, a pedestal wash hand basin and a low-level WC.

Stairs rise to the second floor where bedrooms five and six are located, and a third family bathroom.

The fifth and sixth bedroom both benefit from being double in size with fitted wardrobes and windows to the side elevation and Velux windows to the rear.

The third bathroom comprises porcelain tiled flooring, LED ceiling spotlights and a white four-piece suite to include a tile-enclosed bath, a shower cubicle, a wall-hung wash hand basin and a low-level WC.







## Outside

Discreetly set back from the road, this fantastic property is approached via a private driveway for just four select dwellings.

The property is neatly set back from the road, boasting an attractive rendered frontage with a lawn, planted borders, a generous block paved driveway with off road parking for three vehicles, access to a double garage and a side gate to the rear garden.

The double garage benefits from a manual up and over door, power and lighting.

The rear garden has been beautifully designed, with private woodland behind offering a good degree of privacy. The garden features a well-kept lawn, raised planted borders stocking a variety of mature plantings, two paved patio areas, outdoor power sockets and a side gate to the front elevation.



## Measurements

**Hall**  
3.03m x 1.91m (16'6" x 6'3") max

**Living Room**  
6.3m x 4.14m (20'8" x 13'7")

**Kitchen/Dining Room**  
6.88m x 6.63m (22'7" x 21'9") max

**Utility**  
3.33m x 1.68m (10'11" x 5'6")

**Study**  
4.14m x 2.59m (13'7" x 8'6")

**Main Bedroom**  
5.64m x 5.41m (18'6" x 17'9") max

**En Suite**  
3.35m x 1.68m (11'0" x 5'6")

**Bedroom Two**  
4.14m x 4.01m (13'7" x 13'2")

**Bedroom Three**  
4.14m x 2.97m (13'7" x 9'9")

**Bedroom Four**  
3.61m x 3.33m (11'10" x 10'11") max

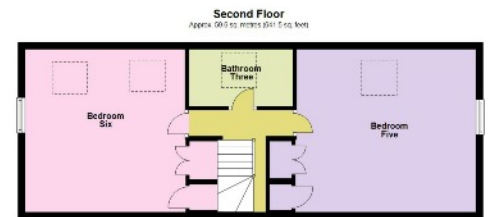
**Bathroom One**  
3.12m x 2.26m (10'3" x 7'5")

**Bathroom Two**  
3.05m x 1.85m (10'0" x 6'1")

**Bedroom Five**  
5.69m x 4.65m (18'8" x 15'3") max

**Bedroom Six**  
4.67m x 4.52m (15'4" x 14'10")

**Bathroom Three**  
3m x 1.63m (9'10" x 5'4")



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