



44 Braybrooke Road
Desborough, Northants NN14 2LJ



Simpson & Partners

Located in the desirable town of Desborough is this extended semi-detached property offering a surprisingly spacious accommodation with three/four bedrooms, making it an ideal family home.

Upon entering, you're welcomed into an entrance hall. The ground floor offers flexibility with a multi-purpose reception room, which can serve as a fourth bedroom, perfect for guests or a home office. A convenient three-piece bathroom suite on this level adds to the home's practicality.

The heart of the home is the cozy lounge, featuring a working open fireplace that creates a warm and inviting atmosphere, ideal for relaxing evenings. The lounge seamlessly transitions into the kitchen/dining area, which is equipped with built-in appliances. This space is perfect for family gatherings and entertaining, with French doors that open directly onto the enclosed rear garden, offering an outdoor retreat. A further door leads to a well-appointed utility room, providing additional storage and functionality.

Moving to the first floor, you'll find three bedrooms, each offering space and comfort. These rooms are well-suited for family members or guests.

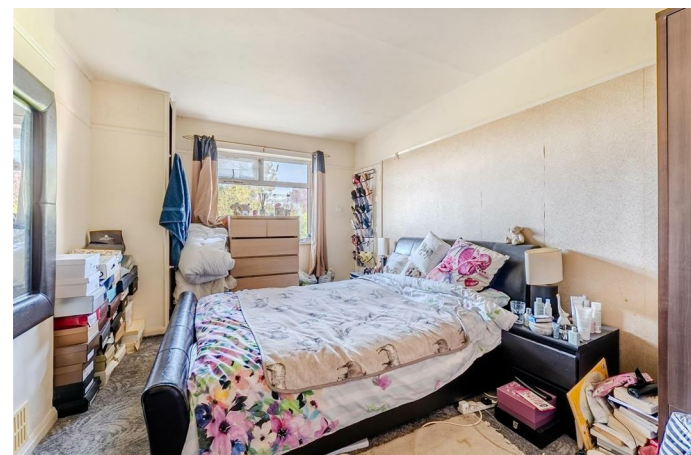
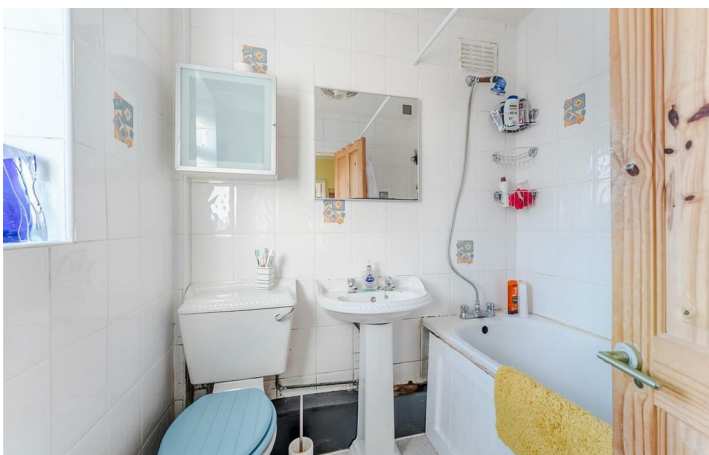
The property is fitted with UPVC double glazing and gas radiator central heating. These features, combined with the home's thoughtful layout, create a welcoming environment that is both practical and stylish.

Externally, the enclosed rear garden provides a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air in privacy. There is potential for off road parking subject to the necessary planning permissions.

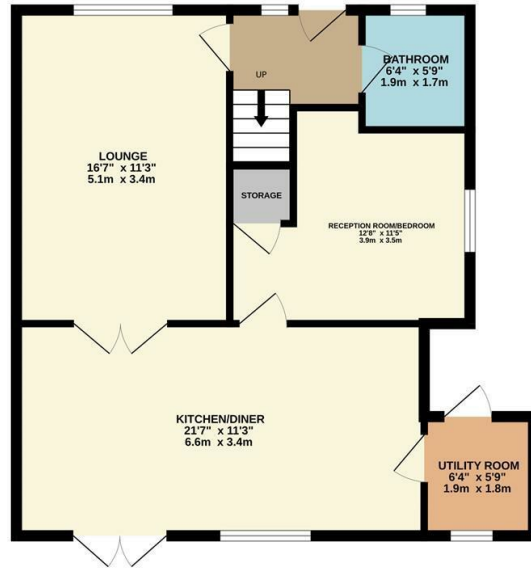
An internal viewing is highly recommended to appreciate the deceptive size and features of this property. With its versatile living spaces and modern conveniences, it offers an exceptional opportunity for prospective buyers seeking a comfortable and adaptable home in a popular location.



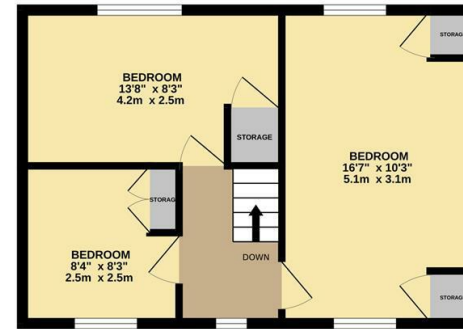
Price £220,000



GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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	



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