



6A Station Road, Desborough NN14 2RL

Offers Over £284,000

Discover the charm of a beautifully crafted, NEW BUILD home by Beechdale Builders—a respected local developer known for their exceptional quality and attention to detail. This stunning two-bedroom detached house, insulated to the latest standards, comes with full NHBC warranty and is ready for you to move in now!

Step inside and experience the spacious, light-filled open-plan living room, dining area, and a fully equipped kitchen complete with high-quality appliances. A separate utility room with a convenient WC adds extra functionality on the ground floor. Upstairs, two spacious bedrooms each feature their own en-suite shower room for added privacy and comfort. This modern home also comes with impressive eco-friendly features, including air-source heat pump heating, high-performance double glazing, a smart meter, and 3-phase electric—perfect for faster EV charging. With provisions for full-fibre gigabit broadband, this property is set up for the future.

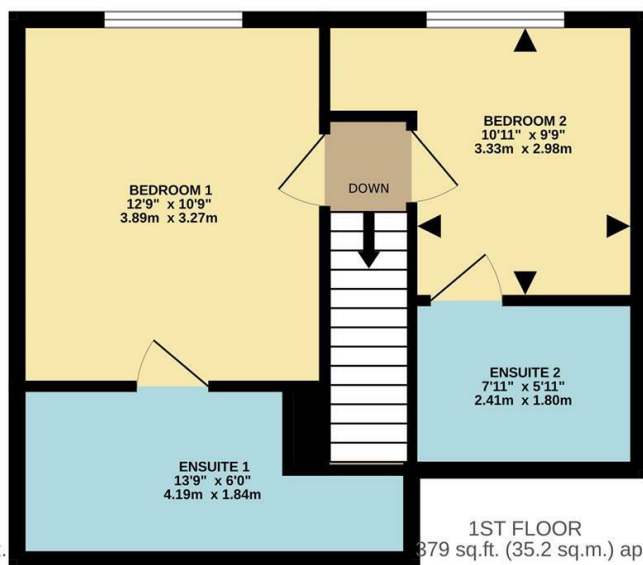
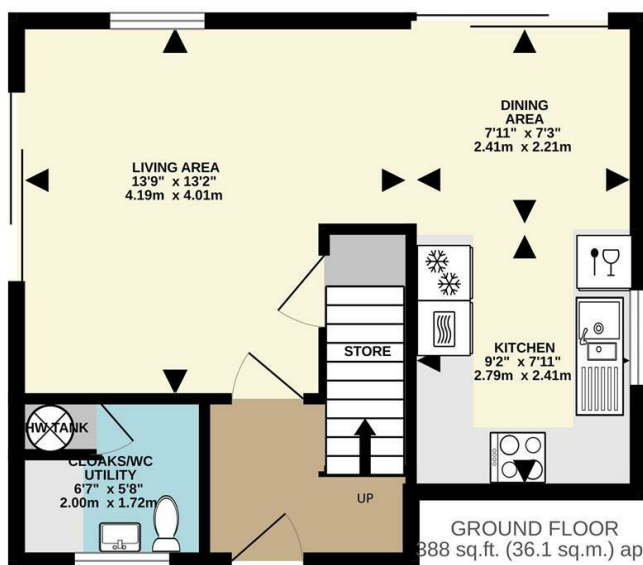
Additional perks include ample parking for six or more vehicles, vinyl flooring in the ground floor and shower rooms, plus cozy carpeting throughout the bedrooms, stairs, and landing. The property is accessed from Station Road via a private drive shared with number 6. Experience the difference in design and finish that makes Beechdale homes truly unique—book your viewing today and see this remarkable individually designed home for yourself! It is different and quite unique.

**Tenure: Freehold
Energy Rating: B
Council Tax Band: New Build**

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TOTAL FLOOR AREA: 767 sq.ft. (71.3 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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Location

Desborough, a charming market town, offers an ideal balance of close proximity to open countryside and excellent connectivity. Situated just 6 miles from Kettering and 5 miles from Market Harborough, Desborough enjoys access to mainline railway stations in both towns, providing quick links to Leicester and direct routes south to London. With frequent trains from Kettering to St Pancras taking under an hour, commuting is a breeze.

This property is perfectly positioned off Station Road, nestled away from the main street off a private drive, placing you right in the heart of Desborough. Local amenities, including shops, a pharmacy, doctor's surgery, pubs, cafes, takeaways, and restaurants, are just steps away. Plus, with Stagecoach bus services (17, 18, and 19) stopping nearby on Station Road, you have access to Corby, Kettering, and Market Harborough.

- **NEW BUILD** Unique individually built detached home with NHBC 10 warranty
- High quality finish by experienced local builder who pays attention to the details
- Fitted kitchen including appliances, Carpets and vinyl flooring throughout. Ready to move into
- 3 phase electric with smart meter and fast EV charging, full fibre gigabit broadband infrastructure
- Ground floor utility cloakroom with wc, 2 shower rooms, both en suite
- Air source heat pump, 300mm insulated cavity walls, high performance double glazing - see EPC

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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