



**Sycamore Drive, Desborough, NN14 2YH**

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**ANDREW  
GRANGER & CO**

**SHELDON  
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# Property Description

A modern four bedroom detached family home, located in a no through road close to the edge of Desborough village.

Desborough lies between the popular towns of Market Harborough and Kettering, both of which have mainline rail services to London St Pancras with access to the A14 which links the A1 and M1. Desborough itself has a range of local shops, public houses, restaurants, schools, bus services and recreational facilities, whilst Market Harborough and Kettering have more comprehensive amenities themselves.

The property comprises of an entrance hallway with guest cloakroom off and connecting door leading through to the bright and airy sitting room that boasts views and direct access to the rear garden, there are twin doors that lead through into the formal dining room, which enjoys views over the garden and a connecting door leads through to:

The well appointed kitchen boasts a range of shaker style units with complimentary worktop with a deep enamel white sink, integrated appliances include a Cookmaster range style oven, wine cooler integrated fridge freezer and a dishwasher.

To the first floor approached via a dog leg staircase are four bedrooms, the principle bedroom boasts an modern ensuite shower room which is fitted with a three piece suite, there is a further double room and two single rooms, the family bathroom comprises of a shower bath, w/c and wash hand basin.

Outside: to the front there is a sweeping gravelled area with established shrubs, a driveway to the side provides parking for to cars and this in turn leads to the single detached garage.

To the rear there is a patio area with an artificial lawn and raised beds al enclosed by an attractive curved brick wall. the timber summer house home office offers is ideal for a number of uses and has power and lighting connected.







## Key Features

- Four Bedroom Detached Family Home
- Entrance Hallway, Cloaks w/c
- Living Room With Access to Garden
- Dining Room
- Well Appointed Modern Kitchen
- Principal Bedroom With Ensuite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Established Garden, Summer House
- No Upward Chain

**£310,000**

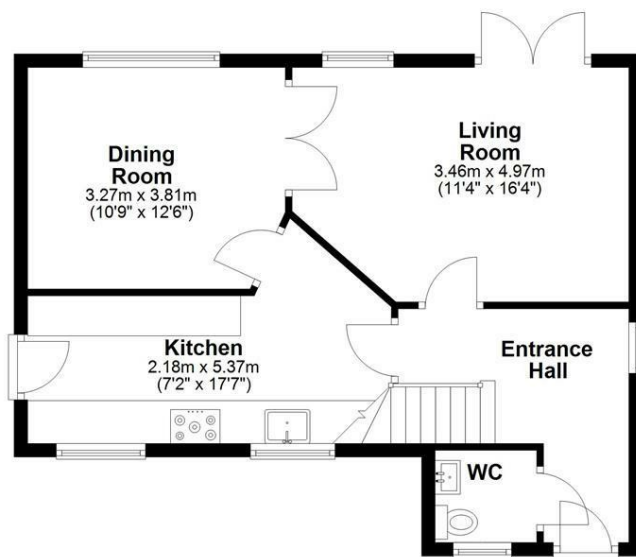






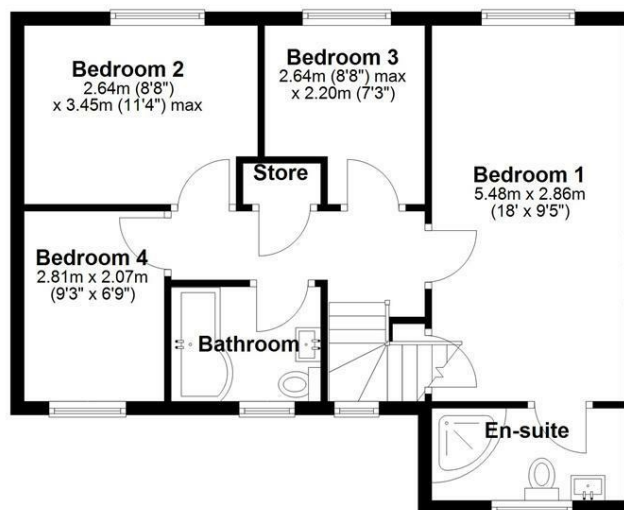
### Ground Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



### First Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



Total area: approx. 99.3 sq. metres (1068.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Kettering Borough Council

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