



**Connells**

Sycamore Drive  
Desborough Kettering





## Property Description

This much loved and cared for detached family residence with two formal reception rooms, kitchen and utility room, to the first floor are four bedrooms, the master with an en-suite and a family bathroom. This property is located in a desirable location on the outskirts of Desborough. Internal inspection is highly recommended to appreciate this property in full.

### Entrance Hall

Welcoming entrance hall with stairs rising to the first floor landing and understairs storage cupboard, with doors off to cloakroom, lounge, dining room and kitchen.

### Cloakroom

Conveniently located ground floor cloakroom comprising wash hand basin, low level wc and small window to front elevation.

### Lounge

16' 6" x 11' 4" ( 5.03m x 3.45m )

Located to the rear aspect of the home providing views over the rear garden. Electric fireplace, laminate flooring and french doors leading out to rear garden patio.

### Dining Room

12' 4" x 9' 8" ( 3.76m x 2.95m )

Separate dining room with window to rear with views over garden.

### Kitchen

13' 1" x 7' 11" ( 3.99m x 2.41m )

Located to the front aspect of the home is a fitted kitchen with a range of eye and base level units with work surfaces above, stainless steel sink and drainer, built in oven and hob with extractor above and tiled flooring.

### Utility

8' x 4' 6" ( 2.44m x 1.37m )

Boiler housing and plumbing for a washer/dryer. Additional storage space. Side access door leading out to rear garden.

### First Floor Landing

Airing cupboard and doors off to all four bedrooms and the family bathroom.

### Bedroom One

12' 5" x 10' ( 3.78m x 3.05m )

Master double bedroom with fitted wardrobes, gas radiator central heating and window to rear elevation.

### En-Suite

Master bedroom en-suite comprising shower cubicle, wash hand basin and low level wc. Window to front elevation.

### Bedroom Two

11' 4" x 8' 8" ( 3.45m x 2.64m )

Double bedroom with gas radiator central heating and window to rear elevation.

### Bedroom Three

11' x 7' ( 3.35m x 2.13m )

Small double bedroom with gas radiator central heating and window to front elevation.

### Bedroom Four

8' x 7' ( 2.44m x 2.13m )

Single bedroom with gas radiator central heating and window to rear elevation.

### Bathroom

Family bathroom comprising bath with mixer shower, wash hand basin and low level wc. Window to front elevation and tiled flooring.

### Outside

16' 7" x 8' 2" ( 5.05m x 2.49m )

Single garage with manual door.



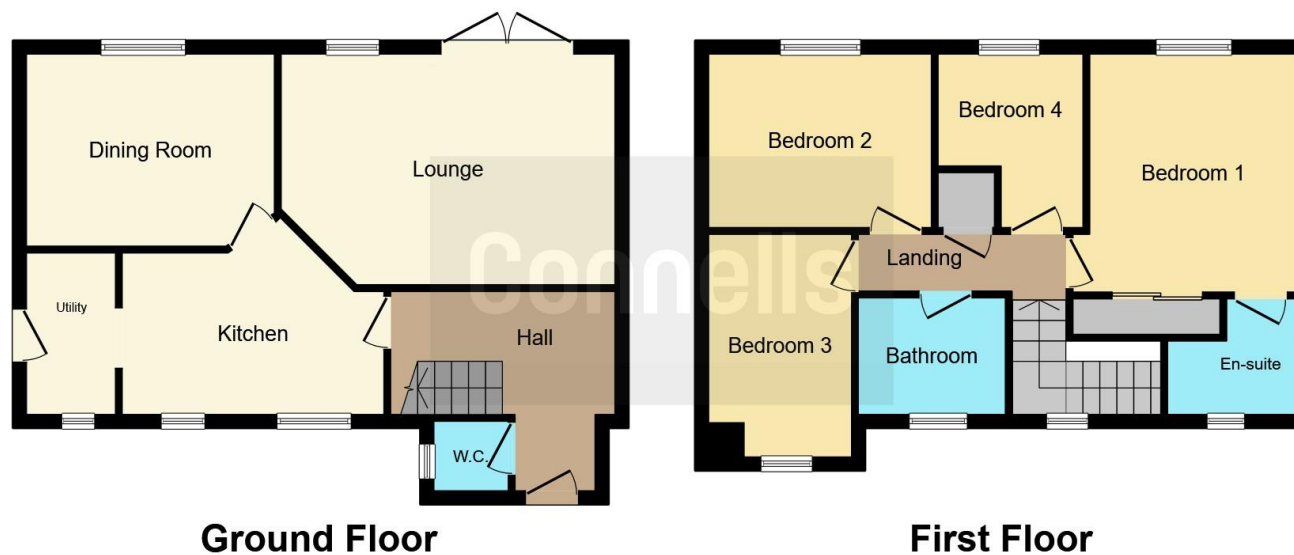












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**EPC Rating: C**

Tenure: Freehold

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