



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

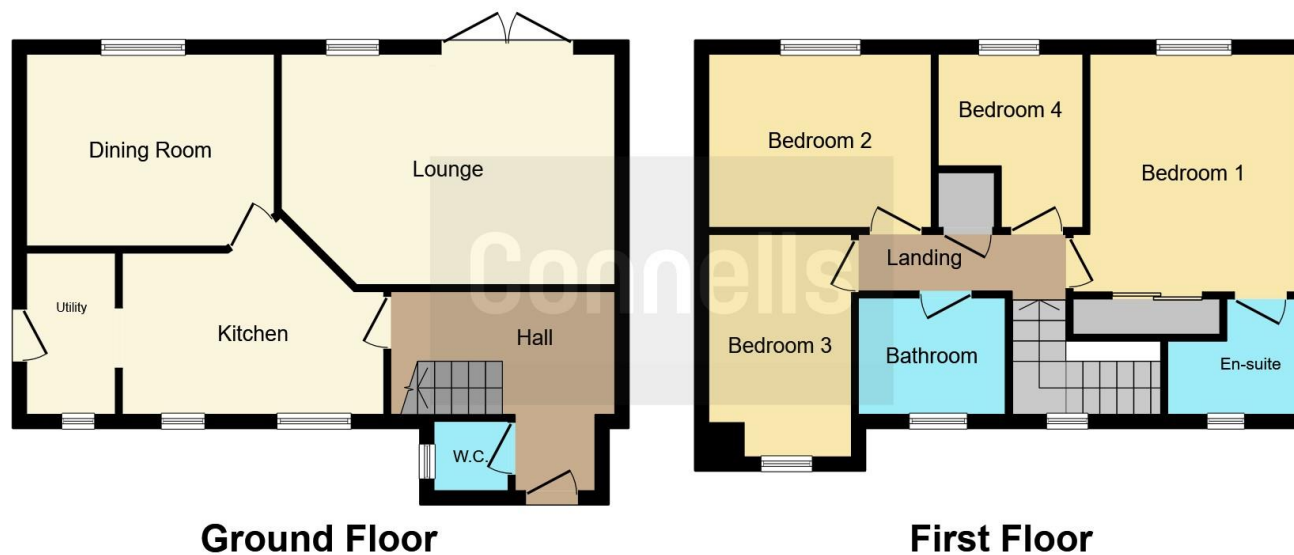
16' 7" x 8' 2" (5.05m x 2.49m)

Single garage with manual door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/MKH307757



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH307757 - 0011