









# welcome to

# **Peaselands, Desborough Kettering**

William H Brown are delighted to offer a 40% share of this superbly presented three bedroom end of terrace property with off road parking in Desborough. This ideal first home has underfloor heating powered by an air source heat pump. The property has undergone extensive improvements













#### **Entrance Hall**

Entered via double glazed door to the front aspect, under stairs cupboard, stairs leading to first floor landing and doors to:

#### Cloakroom

Suite comprising wash hand basin, low level WC and double glazed obscure window to the front aspect.

#### Lounge

15' 7" x 15' 4" ( 4.75m x 4.67m )

two double glazed windows to the rear aspect and double glazed door to the rear aspect leading to garden.

#### Kitchen

12' x 8' 8" ( 3.66m x 2.64m )

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, electric oven and hob with cooker hood over, space for fridge/ freezer, space for dishwasher, plumbing for washing machine and double glazed window to the front aspect.

### **First Floor Landing**

Stairs rising from entrance hall, door to airing cupboard, access to loft space and doors to:

#### **Bedroom One**

15' 2" x 8' 1" ( 4.62m x 2.46m ) double glazed window to the rear aspect and wall mounted electric heater.

#### **Bedroom Two**

12' 6" x 8' 9" ( 3.81m x 2.67m )

Double glazed window to the front aspect and wall mounted electric heater.

#### **Bedroom Three**

9' 8" x 6' 11" ( 2.95m x 2.11m )

Double glazed window to the rear aspect and a wall mounted electric heater.

#### **Bathroom**

Suite comprising bath with electric shower over, low level Wc with integrated flush, vanity wash hand basin with high white gloss cupboard, heated towel rail and double glazed obscure window to the front aspect.

## Externally

#### Front

Small frontage enclosed with hedging and path leading to front door.

#### Rear Garden

Rear garden mainly laid to lawn with paved patio area for seating, garden shed and fully enclosed with timber fencing. Side access.





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# Peaselands, Desborough Kettering

- 40% share
- Re fitted kitchen
- Re fitted bathroom
- Allocated parking space
- Powered by air source heat pump

Tenure: Leasehold EPC Rating: C

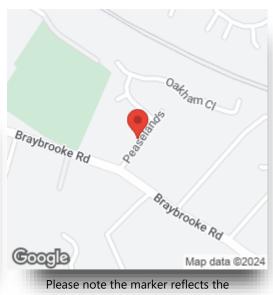
This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Aug 2008 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £99,000









postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RWL107736



Property Ref: RWL107736 - 0010 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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