

property details **approval form**

7 House Martin Close, Desborough, Kettering, Northamptonshire, NN14 2GE

Date: 30 April 2025

Property Ref and Version: RWL107952 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£330,000

Tenure: Freehold

>> **key features**

- > Four bedroom link detached house
- > Two reception rooms
- > Ample off road parking and car port
- > Single garage
- > Cull de sac location
- > EPC Rating: Awaited

>> **short description**

William H Brown are delighted to offer this four bedroom link detached house in a sought after cull de sac in Desborough. This nicely presented home boasts lounge, separate dining room , three double bedrooms and ample off road parking and garage. Under cover car port.

>> **long description**

William H Brown are delighted to offer this four bedroom link detached house in a sought after cull de sac in Desborough. This nicely presented home boasts lounge, separate dining room , three double bedrooms and ample off road parking and garage. Under cover car port behind secluded gates provides privacy. Good family home. Early viewing a must.

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>> room description

Entrance Hall

Entry via composite front door, radiator.

Cloakroom

Two obscure windows, low level WC, wash hand basin, radiator.

Lounge

16' 11" x 10' 7" (5.16m x 3.23m)

Double glazed window to front aspect, gas fire with feature surround and hearth, double doors to dining room.

Dining Room

11' 8" x 8' 6" (3.56m x 2.59m)

Sliding doors to rear garden, radiator.

Kitchen

11' 7" x 8' 4" (3.53m x 2.54m)

Double glazed window to rear, range of wall and floor units with worktop over, ceramic floor, space and plumbing for washing machine and dishwasher, gas hob with electric oven and extractor over, one and half stainless steel sink, under counter fridge, radiator.

Landing

Double doors to storage cupboard, loft access with drop down ladder.

Bedroom One

14' 5" x 10' (4.39m x 3.05m)

Double glazed window to front aspect, fitted wardrobes, door to en suite, radiator.

En Suite

Obscure double glazed window to side, shower cubicle, low level WC, pedestal wash hand basin with cupboard below, heated towel rail.

Bedroom Two

14' 11" x 8' 7" (4.55m x 2.62m)

Double glazed window to front aspect, radiator.

Bedroom Three

10' 1" x 9' 11" (3.07m x 3.02m)

Double glazed window to rear aspect, radiator.

Bedroom Four

8' 2" x 7' (2.49m x 2.13m)

Double glazed window to front aspect, radiator and loft access.

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>> room description

Bathroom

Obscure double glazed window to rear aspect, bath with shower over, pedestal wash hand basin, low level WC, heated towel rail.

Externally

Front Garden

Front lawn with block paved entrance.

Rear Garden

Mainly Laid to lawn, paved seating area, mature plants and trees, gated access to front, shed.

Parking

Parking for several vehicles and dropped kerb.

Outbuildings

17' 9" x 8' 8" (5.41m x 2.64m)

Several vehicles and parking with single garage and under cover car port with double enclosed gates.

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>> **room description**

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>> **property images**



Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP

T 01536 418888 **E** rothwell@williamhbrown.co.uk

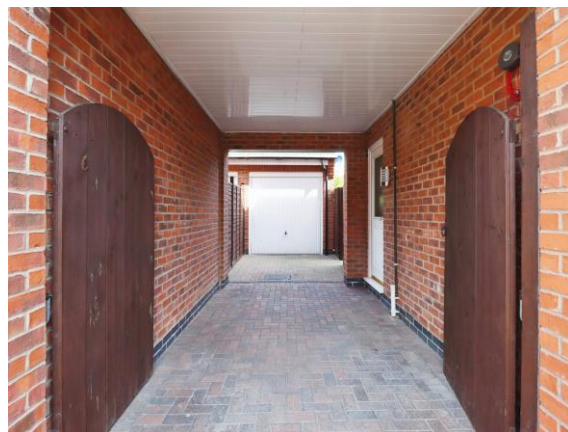
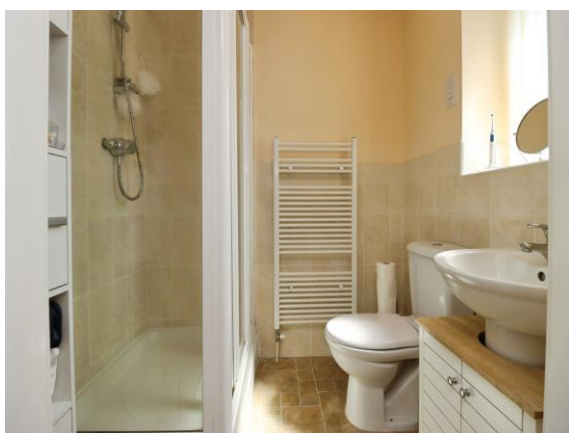
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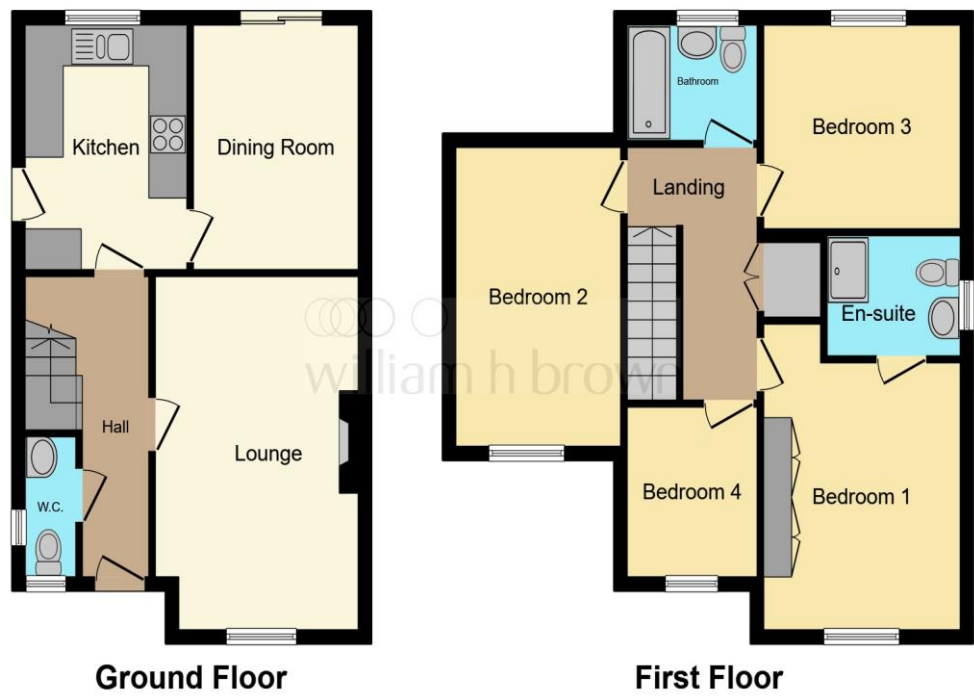
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>> floor plan



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

>> approval

Signature		Date
Tracey Furey		30/04/2025
Mr R.C. Marlow		