

property details **approval form**

70 Union Street, Desborough, Kettering, Northamptonshire, NN14 2RJ

Date: 22 May 2025

Property Ref and Version: RWL107961 - 0003

selling your home with us!



>> **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**

offers in excess of £210,000

Tenure: Freehold

>> **key features**

- > Semi detached house
- > Three bedrooms
- > Kitchen with extra utility area
- > Two reception rooms
- > Upstairs bathroom
- > EPC Rating: Awaiting

>> **short description**

William H Brown are delighted to offer this bay windowed three bedroom semi detached house in Desborough. Lounge, separate dining room, kitchen with granite worksurfaces with the added bonus of a utility area able to accommodate an American fridge freezer, upstairs bathroom and garden.

>> **long description**

William H Brown are delighted to offer this bay windowed three bedroom semi detached house in Desborough. Lounge, separate dining room, kitchen with granite work surfaces with the added bonus of a utility area able to accommodate an American fridge freezer, upstairs bathroom and garden with a brick outbuilding. Gated side access. Early viewing a must.

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>> room description

Entrance Hall

Entry via composite and leaded glass door, quarry tiled floor, deep skirting and radiator.

Lounge

11' 10" to bay x 11' (3.61m to bay x 3.35m)

Double glazed bay window to front aspect, feature fireplace with electric fire, radiator.

Dining Room

12' 10" x 11' 3" (3.91m x 3.43m)

Double glazed window to rear, deep skirting, fitted shelving, door to understairs cupboard.

Kitchen

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to side, ceramic floor, double glazed door leading to garden, range of wall and base units, electric oven and hob with extractor over, one and half composite sink with mixer taps, granite work surface, grey radiator, walk through to utility.

Utility

7' 11" x 6' 3" (2.41m x 1.91m)

Double glazed window to side and rear aspect, ceramic floor, space and plumbing for dishwasher, washing machine and American fridge freezer.

Landing

Storage cupboard and loft access.

Bedroom One

15' 3" x 8' 8" (4.65m x 2.64m)

Double glazed window to front aspect, deep skirting.

Bedroom Two

9' 7" x 8' 9" (2.92m x 2.67m)

Double glazed window to rear, deep skirting, radiator.

Bedroom Three

11' 11" x 5' 7" (3.63m x 1.70m)

Double glazed window to front, deep skirting, radiator.

Bathroom

Obscure double glazed window to rear aspect, Combi boiler, double shower unit with over head rainfall shower.

Externally

Rear Garden

Mainly laid to lawn with paved seating area, gate with access to front, mature trees and shrubs, brick walled enclosure,

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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>> **room description**

brick outbuildings for storage.

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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		22/05/2025
Mr E. Geddes		