

WOODSIDE BUNGALOW

DESBOROUGH, NORTHAMPTONSHIRE



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Woodside Bungalow

Desborough, Kettering,
Northamptonshire

A rare opportunity to acquire a spacious, and rather unique single storey family home. The extensive outbuildings and grounds of which are currently used as a cattery, that offers scope for further business use, (subject to consents). We simply love the vaulted ceiling family room with bi-fold doors, come and take a closer look.

Unique family home with scope for lifestyle business | Currently a cattery business with scope for different use, subject to consents | Over 2,300 sq ft of living space | Three double bedrooms | 24ft x 23ft family room with vaulted ceiling and bi-fold doors | Two further reception rooms and home office | Re-fitted kitchen with inglenook recess | Ensuite shower and family bathroom | Garage and ample off-road parking | Good access to Desborough, Market Harborough |

ACCOMMODATION

You will be immediately struck by the sense of space that this home offers as you pull up on the front drive. Stepping through the door, in to the hall, this theme will continue as you glance down the 44ft long hall. On your right you will find the snug, which could serve as a study or even a fourth bedroom. Two sets of glazed double doors provide access into the family room and sitting room respectively. The sitting room feels bright and spacious. Natural light comes through the large bow window, a log burning stove set within a stone mantle provides the perfect focal point. Glazed double doors lead into the family room; a show-stopping space with high vaulted ceiling, cast-iron log burning stove with exposed brick surround and bi-fold doors across the width provides a feast for your eyes. There's space for your whole family to relax and dine here.

An inner lobby provides access to a further handy lobby, and guest cloakroom. A dedicated office space allows you to work from home in peace. The kitchen has been refitted to provide an extensive range of contemporary units. The range-style oven tucked discreetly in an exposed inglenook recess.

The master bedroom has its own access to the extensive patio and a handy ensuite shower room which complements the fresh, modern family bathroom. There is a further double and a single bedroom to the end of the hallway. A further side lobby accessed via the courtyard provides day to day access into the family room and also access to further rooms currently used as internal cat pens. This home provides a lot of flexibility of use for your family, whether it be for multi-generational use, or if you wish to run a business from home (subject to planning consents).

SPECIAL NOTE

Currently trading as a cattery business, the present licence is for 48 cats, (with scope to go to 52) across 22 pens plus a holding pen. Please contact our office for further information.

OUTSIDE

To the front is extensive parking on the gravelled drive which is enclosed by post and rail fencing. A further block paved drive provides parking and leads to the electric timber gates and into a further private courtyard parking area. There is also a single garage offering secure parking/storage.

The rear garden is landscaped with extensive patio terrace and decking area for dining and relaxing. The lawn and border path leads round to a further landscaped Japanese garden, where there are currently 20 external pens for the existing cattery business, with power and lighting. A hardstanding courtyard to the side provides access to the extensive outbuildings.

LOCATION

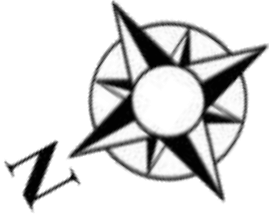
The property is conveniently situated for access to the A14, which links to the A1 and M1. The nearby centres of Kettering, Market Harborough and Northampton are within easy reach offering a comprehensive range of amenities, whilst Desborough itself offers an excellent range of local shopping, public housing, restaurants and schooling. The market town of Market Harborough offers excellent shopping and supermarket facilities including Waitrose, Sainsbury's and Tesco, schools, restaurants, bars, a theatre and leisure centre. For the commuter, there are mainline rail services to London St Pancras in under an hour.

DIRECTIONAL NOTE

From Market Harborough take the A6 towards Desborough. At the first roundabout take the first exit onto the B576. Off this road, take the first left hand turning into Brampton Wood Lane. Take a left hand turning at the junction into Stoke Road B669 and the property can be seen on the right hand side.



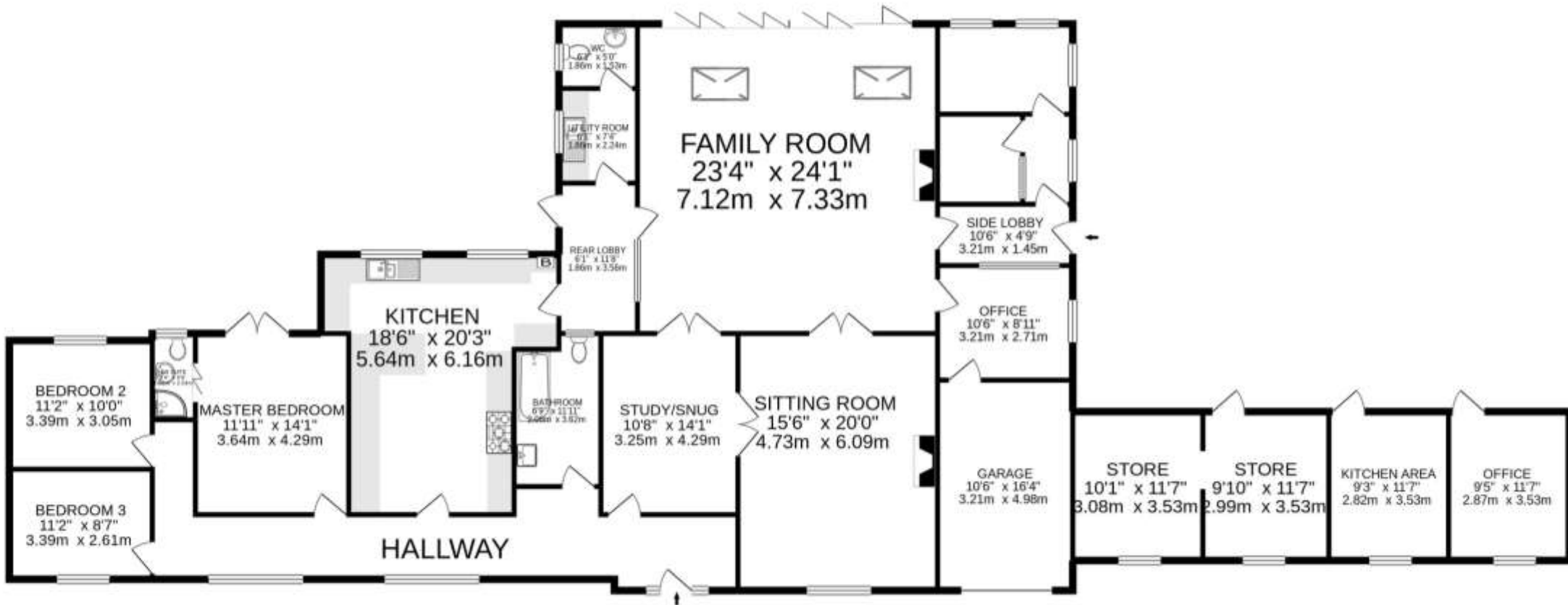
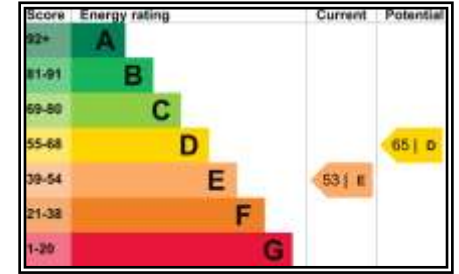




Woodside Bungalow,
Stoke Albany Road, Desborough, Northamptonshire NN14 2SP

Main dwelling approx. = 2,347 Sq.Ft / 218 Sq. M
 Garage approx. = 179.14 Sq.Ft / 16.64 Sq. M
 Cat Rooms approx. = 143.57 Sq.Ft / 13.34 Sq. M
 Outbuildings approx. = 444.6 Sq.Ft / Sq. M
 Total area approx. 3,115 Sq.Ft / 289.40 Sq. M

Measurements are approximate. Not to scale. For indicative purposes only.





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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