



JAMES
SELICKS

St. Anthony's Walk

DESBOROUGH, NORTHAMPTONSHIRE







A spacious detached family home, offering superb, flexible and generous accommodation located in an enviable, elevated position on the peripheries of this popular north Northamptonshire town. Internal inspection of this property is highly recommended to appreciate the quality of the build and fixtures and fittings it boasts.

Immaculately presented throughout • Spacious reception hall • Open plan living dining kitchen • Large utility • Dining room • Sitting room with Inglenook • Ground floor bedroom/study with shower room off • Galleried landing • Master bedroom with ensuite • Bedroom two with dressing room • Two further bedrooms • Family bathroom • Double garage • Ample car standing space • Mature rear gardens • No upward chain •

Accommodation

Built to a Potton Homes signature Gransden design, this lovely family home offers versatile and flexible accommodation due to the construction method. The property is built using Norwegian timber and features exposed structural posts throughout the property. Few load bearing walls internally (excluding the Inglenook brick wall) makes the layout extremely adaptable (subject to the usual consents).

The property is entered via an open entrance porch with flagstone flooring and a solid oak door with windows either side, which then leads into the spacious reception hall which has a return staircase with stairlift to the first floor, completed by understairs storage beneath. To the ground floor there is also exposed brickwork, beams and a ground floor shower room comprising a double shower cubicle, pedestal wash hand basin and low flush WC, heated towel rail, part tiled walls and tiled flooring. A study/bedroom five has a window to the front elevation.

The superb sitting room has a beautiful triple aspect, with windows to both the front and side elevations. A beautiful brick built Inglenook fireplace has an inset cast iron gas fire and exposed beams. From here an inner lobby with a door to the side leads through into the dining room, which has French doors and windows leading onto the rear garden. There is a further window to the side, exposed beams, an exposed brick chimney breast, and doors to the hallway and kitchen.

The fantastic living kitchen enjoys stunning, elevated panoramic views over the garden and boasts an excellent range of solid wood eye and base level units and soft-closing drawers with quartz and granite effect preparation surfaces and a one and a quarter bowl undermounted sink with granite drainer. There is an integrated dishwasher and freestanding fridge freezer, a freestanding range style cooker, stainless steel splashback and extractor unit above, spotlights, tiled flooring and French doors leading onto the garden. A utility room with a stable door and window to the rear has a double Belfast sink with quartz and granite effect worktops either side and solid wood cupboards beneath, further eye and base level storage, space and plumbing for an automatic washing machine and tumble dryer, tiled flooring and a door leading to the garage.



To the first floor a galleried landing has a window to the front and access to a dressing room with a window to the front leading through to bedroom two. The master bedroom has a window to the front elevation, a beautiful, vaulted ceiling with exposed beams, an excellent range of built-in wardrobes with lighting and benefits from an ensuite bathroom with a window to the side, a shower cubicle, pedestal wash hand basin, panelled bath, a low flush WC and a heated towel rail. Bedroom two has two windows to the rear elevation. Bedroom three has a window to the rear and a built in cupboard, and bedroom four has a window to the rear elevation and a built-in cupboard. The family bathroom completes the accommodation and has a window to the rear and provides a panelled bath, corner shower cubicle, low flush WC, bidet, a pedestal wash hand basin, and a heated towel rail.

Outside

To the front of the property is a block paved and gravelled driveway which provides ample car standing space and access to a double garage with twin electric roller doors, power and lights and a window to the rear. The rear can be accessed from either side of the property. To one side, a wooden gate gives access to a bin storage area and wooden shed. To the other side, a path winds around the property which leads to a paved entertaining area with steps leading down to a lawned garden with mature shrubs, plants and trees providing a private rear garden, planted to provide year round interest.

Location

Desborough is a thriving small town approximately five miles from the market town of Market Harborough. Desborough itself provides a wealth of amenities including shops, restaurants, Doctors surgery, chemists, and leisure facilities. There is an excellent and regular bus service from Desborough to Market Harborough continuing into Leicester city centre.

Desborough is also ideally situated as there are excellent transport links nearby, by both road and rail. Desborough lies very close to the A6 which gives access to both Market Harborough and Leicester and their train stations with access to London St. Pancras in under an hour. The A14 provides convenient access to Kettering to the south, and the M1 to the west. Kettering also has a direct rail link to London St. Pancras in under an hour.

Tenure: Freehold

Local Authority: North Northamptonshire

Tax Band: G

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

Satnav Information

The property's postcode is NN14 2SB, and house number 1.





1, St. Anthony's Walk Desborough, Kettering, NN14 2SB

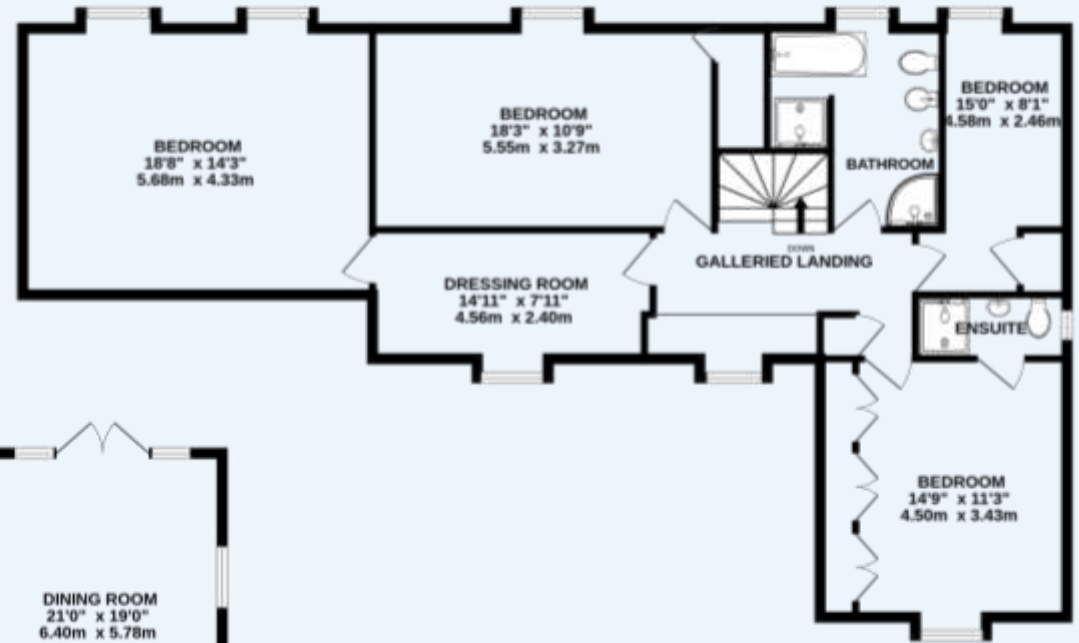
Total approx. internal floor area = 240.7 Sq. M (2,592 Sq. Ft)

Total approx. floor area Garage = 31.9 Sq. M (343 Sq. Ft)

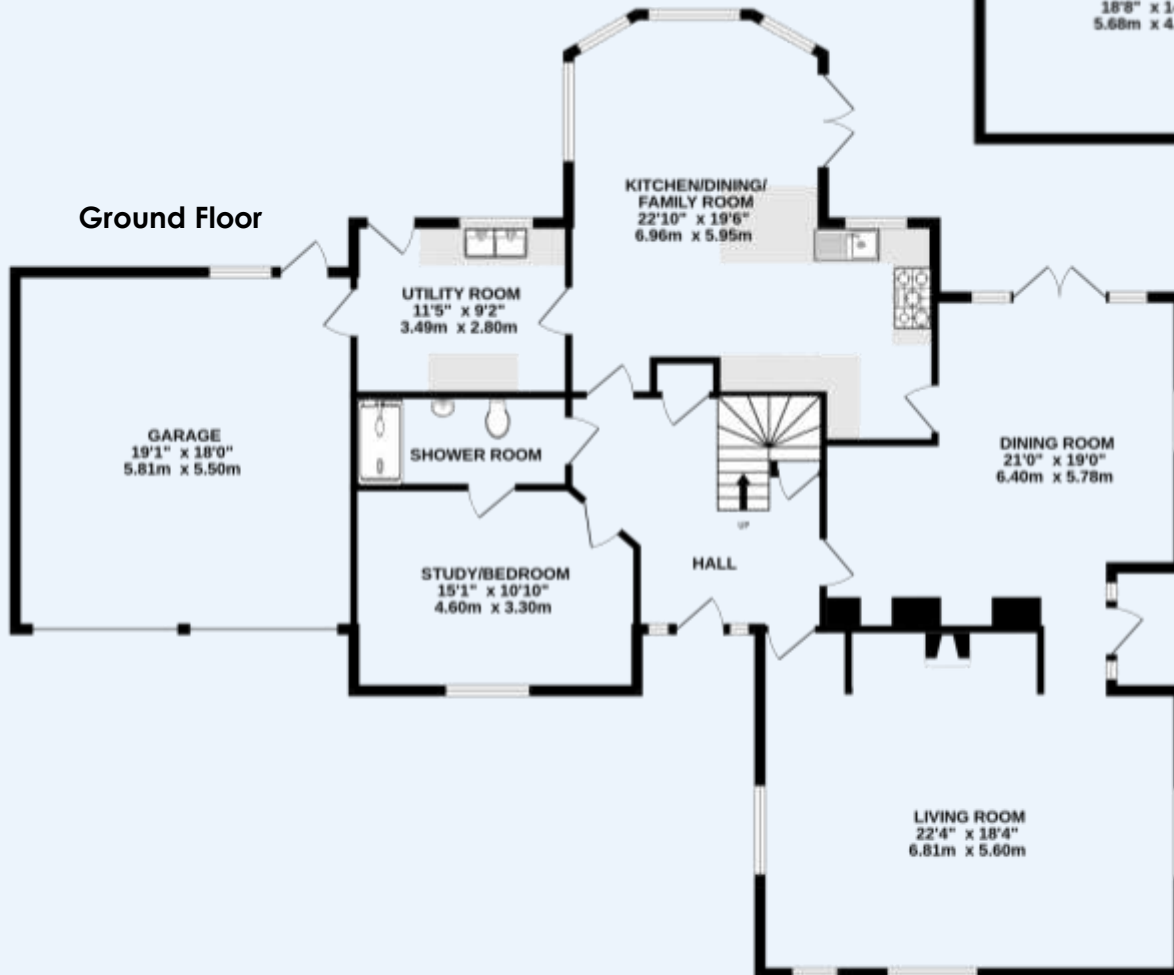
Total Approx Gross Floor Area = 272.6 Sq. M (2,935 Sq. Ft)

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

First Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Measures 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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