

JAMES  
SELICKS



## 4 Aynsley Close

GUIDE PRICE: £435,000

DESBOROUGH, KETTERING, NORTHAMPTONSHIRE NN14 2YD



This immaculately presented, extended detached bungalow with four bedrooms, two ensuites and a family bathroom has flexibly arranged accommodation and is situated within a sought-after area in the hugely popular Desborough, and would suit both growing families and downsizers alike.

Extended detached bungalow • Four bedrooms • Two ensuites • Family bathroom • Sitting/dining room • Re-fitted kitchen and utility • Landscaped low-maintenance garden • Garden office • Garage and off-road parking • Sought after residential area

#### Accommodation

The property is entered into an entrance hall which has two storage cupboards. To the left the open plan sitting/ dining room feels spacious and bright with plenty of natural light filling the space through the front window and double doors to the rear. It has a feature fireplace.

The kitchen has been refitted with an extensive range of wall and base units providing ample storage. A central island offers extra work surface space to add to already ample preparation space. Integrated appliances include a double oven, an electric hob, and a dishwasher. An archway leads through to further fitted units and space and plumbing for an American style fridge freezer. Through here is the utility room which is also equipped with ample fitted units, a further sink and drainer, and plumbing and space for a washing machine. Access to the garden can be reached via the utility room. From the utility room is the garden room which could also serve as bedroom four. It has an eye level window to the rear and double doors out to the garden. A door gives access to a Jack and Jill wet room which is shared with the master bedroom, and further double doors lead through to a further bedroom.

The Jack and Jill wet room has twin sinks, a WC, a shower and access through to the master bedroom. The master bedroom spans over 20 ft, has ample room for wardrobes and has natural light pouring in through the roof lantern above. A door gives access back to the hallway.

A guest bedroom also benefits from an ensuite shower room, with a suite comprising a shower cubicle, bidet, WC and a wash hand basin. A further single bedroom can be found to the front of the property. The family bathroom features a three-piece white suite comprising a bath with shower over, WC and a wash hand basin.

#### Outside

This home enjoys a landscaped garden to both the front and rear, both of which are low maintenance making for the perfect lock up and leave. The front features off-road parking with space for a camper van which leads to a single detached garage. Behind here is a large timber framed garden office with power, light and insulation.

The rear garden features an extensive paved patio terrace, artificial lawn, and a further timber decked seating/dining terrace with deep stocked borders featuring mature shrubbery. Round to the side, you will find two separate timber framed sheds offering plenty of secure storage.





#### 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.

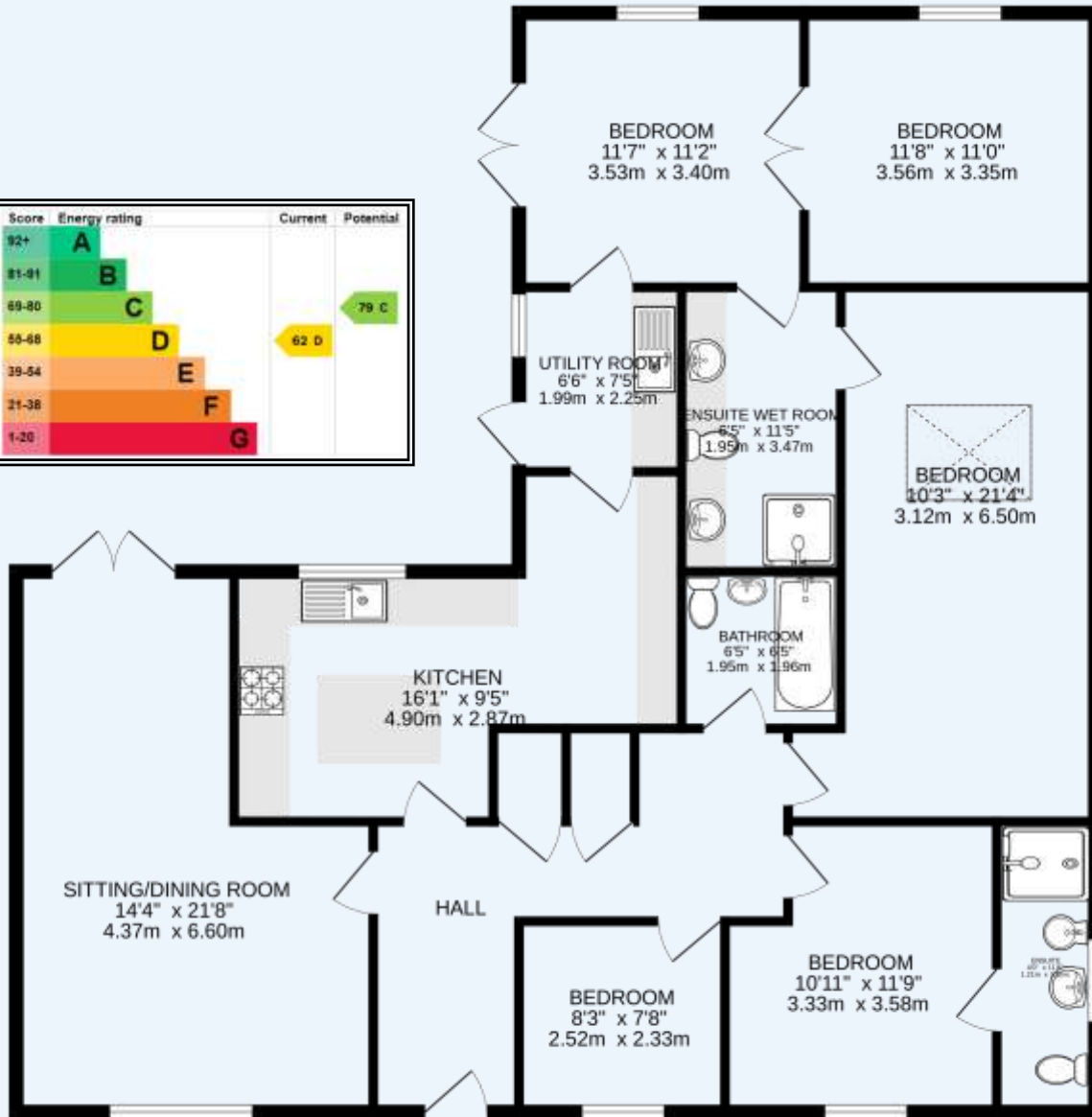
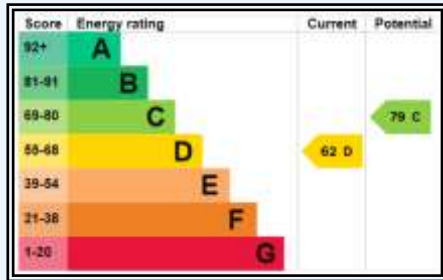
#### Satnav Information

The property's postcode is NN14 2YD, and house number 4.









- Tenure: Freehold
- Local Authority: North Northamptonshire
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: D
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: FTTC
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants:
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our clients are aware of

**TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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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