



Union Street, Desborough NN14 2RJ

- Four bedrooms
- 127' South aspect rear garden
- PARKING FOR NUMEROUS Vehicles
- Great potential

PRICE
£300,000
OFFERS IN
EXCESS OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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PRICE £300,000 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Offering great potential is this large FOUR BEDROOM DOUBLE FRONT HOUSE WITH EXTENSIVE SOUTHERLY ASPECT EAR GARDEN EXTENDING APPROX 38.5M (127') INCLUDING LARGE HARD STANDING AREA FOR NUMEROUS VEHICLES VIA DOUBLE GATES (accessed from Lower King Street & Pig Ally - NN14 2RG). The property does require improvement works yet offer excellent potential ts and is already gas central heated, double glazed, modern fitted kitchen and bathroom. The rear garden also scope for development subject to planning permission. Porch & Reception Hall, Lounge/sitting room, Conservatory, modern Kitchen and Bedroom with ensuite area on ground floor. Landing to modern bathroom and three bedrooms of which one has ensuite.

ENTRANCE PORCH

Via double glazed panelled door with windows to side, further door to Reception Hall

RECEPTION HALL

Having stair case raising to first floor landing and storage cupboard under, radiator and panelled doors to Kitchen, Lounge/Dining Room and Bedroom (former Dining Room)

LOUNGE/DINING ROOM

26'2" into bay x 11'5" min (8m into bay x 3.5m min)
Having Upvc double glazed bay window to front, solid wood burner with surround, single panelled radiator and walk through to dining are having further single panelled radiator and double glazed double doors opening to Conservatory, a range of comprehensive fitted shelving and display cabinets

CONSERVATORY

9'10" x 11'5" (3m x 3.5m)
Predominately of brick and Upvc double glazed construction, offering outlook and access to rear garden

KITCHEN

15'6" x 8'10" max (4.74m x 2.71m max)
L-shaped refitted kitchen offering a comprehensive range of modern high and base level cupboard units, worktops having tiled surrounds, sink with mixer tap, integrated fridge and freezer, gas cooker point, stainless steel hood over, tiled floor, single panelled radiator, opaque double glazed window and door to rear garden

BEDROOM (FORMER DINING ROOM)

10'9" x 7'2" (3.30m x 2.2m)
Into double glazed bay window to front, wardrobe recess and door to En-Suite

EN-SUITE

Comprising Wc, wash hand basin and shower

LANDING

Having panelled doors to Three Bedrooms and refitted Bathroom, loft hatch, double panelled radiator and opaque double glazed window to front

BEDROOM ONE

19'8" x 11'9" (6m x 3.6m)
Formally two bedrooms and now one front to back room incorporating further En-Suite, double glazed window to rear, radiator and door to En-Suite

EN-SUITE

Comprising Wc, shower and wash hand basin and opaque double glazed window to front

BEDROOM TWO

11'0" x 11'10" max (3.37m x 3.62m max)
Having double glazed window to front, double panelled radiator and a range of fitted shelving

BEDROOM THREE

7'5" x 8'9" (2.28m x 2.69m)
Having double glazed window to rear and radiator

BATHROOM

Comprising Wc, corner bath and wash hand basin, opaque double glazed window to rear

OUTSIDE FRONT

The front offers front court and side gate leading to larger than average rear garden

OUTSIDE REAR

The rear garden is a particular feature to the property enjoying vehicle access from the rear via Lower King Street (Pig Alley) and also enjoys a South Easterly aspect, extends some 38.5m (127ft) - large patio and canopy covered area, which also gives access to brick built separate Utility Room, pathway passing a larger grassed area leading down to extremely useful hard standing area, which in itself extends approximately 10.5 m x 10/5m - vehicle access is via double gates onto concrete hardstanding

BRICK BUILT UTILITY ROOM

Power and light connected including plumbing for automatic washing machine and further appliance space, double glazed window and door



call to view 01536 418100

