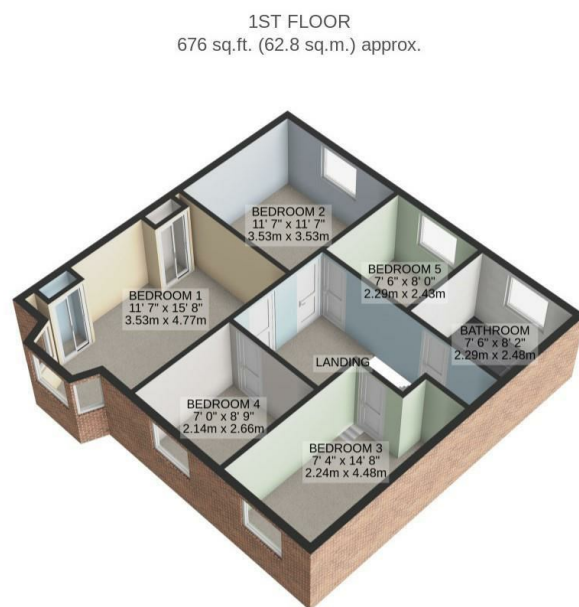
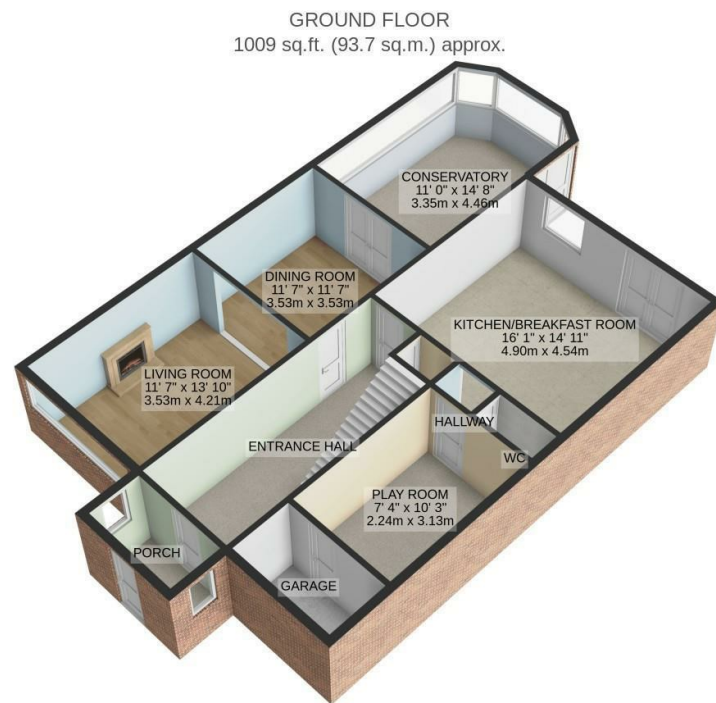


# Braybrooke Road, Desborough NN14 2LL



TOTAL FLOOR AREA : 1684 sq.ft. (156.5 sq.m.) approx.



## Braybrooke Road, Desborough NN14 2LL

- Five bedrooms
- Much extended
- Ample parking
- South facing rear garden
- Popular and established part of the Town
- Viewing recomended

PRICE  
£325,000

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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**\*\* IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Impressive FIVE bedroom Family Home that been truthfully extended and much improved. GAS central heated and double glazed. Entrance Hall, Reception Hall, Lounge/dining room, Conservatory, re-fitted Kitchen/breakfast room, cloakroom W.C and Playroom/home office. Landing to Five bedrooms and re-fitted bathroom. Ample parking to front and (former garage) Storage area. South facing rear gardens.



## ENTRANCE PORCH

Via composite opaque double glazed panelled door with matching side screen, further door to Reception Hall

## RECEPTION HALL

Having solid wood flooring, stair case raising to first floor landing with storage and cloaks cupboard under, radiator panelled doors refitted Kitchen/Breakfast Room and sizeable Lounge/Dining Room

## LOUNGE/DINING ROOM

lounge 11'6" x 13'9" & dining 11'6" x 11'6" (lounge 3.53m x 4.21m & dining 3.53m x 3.53m)

Having Upvc double glazed bay window to front with radiator, multifuel burner with solid wood mantle, open plan through to Dining Area with further radiator and double glazed double doors leading to Conservatory

## CONSERVATORY

10'11" x 14'7" (3.35m x 4.46m)

Upvc double glazed construction offering outlook and access to South Aspect rear garden

## KITCHEN/BREAKFAST ROOM

16'0" x 14'10" (4.90m x 4.54m)

Offering a comprehensive range of refitted high gloss, soft close high and base level cupboard units with work tops and surrounds, one and half bowl single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine and oven, Upvc double glazed window and sky lights to rear, breakfast bar area, double glazed patio doors and side screen to South Aspect rear garden

## INNER LOBBY

Having doors to Cloakroom/Wc and Play Room/Home Office (former garage area)

## CLOAKROOM/WC

comprising close coupled Wc and wash hand basin, opaque window to side

## PLAY ROOM/HOME OFFICE

7'4" x 10'3" (2.24m x 3.13m)

Formally the garage and utilised as internal room via current owners, having door to remaining storage area which is also accessed via the front of the house

## LANDING

Split landing with panelled doors to Five Bedrooms and refitted Bathroom

## MASTER BEDROOM

10'11" x 15'7" (3.35m x 4.77m)

Having double glazed window to front and radiator

## BEDROOM TWO

11'6" x 11'6" (3.53m x 3.53m)

Having double glazed window to rear and radiator

## BEDROOM THREE

7'4" x 14'8" (2.24m x 4.48m)

Having double glazed window to front

## BEDROOM FOUR

7'0" x 8'8" (2.14m x 2.66m)

Having double glazed window to front and radiator

## BEDROOM FIVE

7'6" x 7'11" (2.29m x 2.43m)

Having double glazed window and radiator

## BATHROOM

Refitted three piece suite comprising pedestal wash hand basin with cupboards under, close coupled Wc and panelled bath with shower and screen over, tiled surrounds and opaque double glazed window to rear

## OUTSIDE FRONT

To the front there is off road parking for numerous vehicles giving access to former garage now providing part storage area and entrance door, shrub and brick wall border

## OUTSIDE REAR

The rear garden is an additional feature to the property enjoying a Southerly aspect having immediate paved patio and fenced perimeter, stepping onto a similar size lawn area with shrub borders and timber shed



call to view 01536 418100

