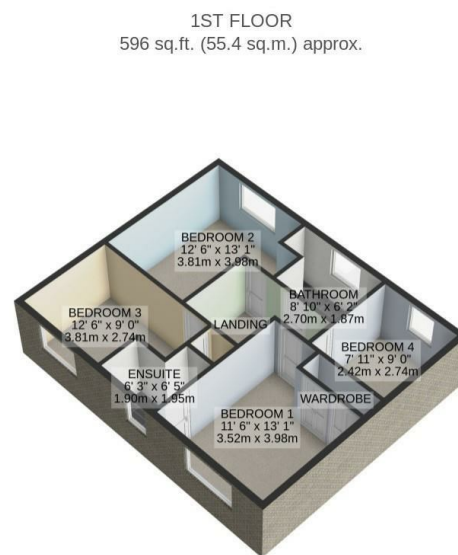
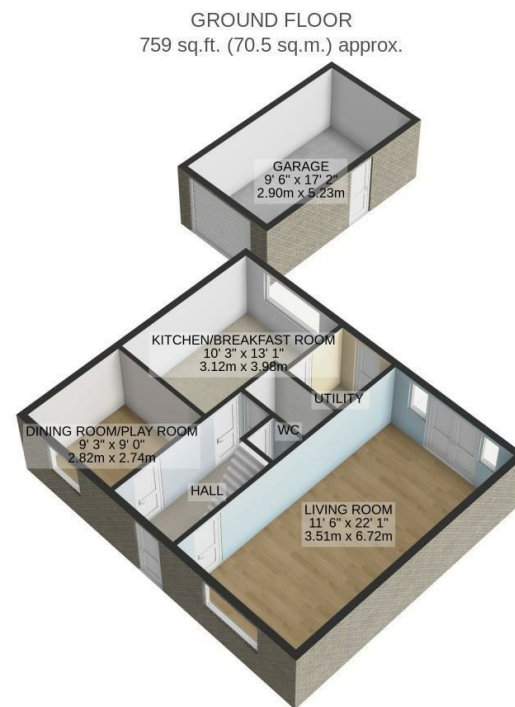


# Burdock Way, Desborough NN14 2JE



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.



## Burdock Way, Desborough NN14 2JE

- Four good size bedrooms
- Well presented
- Cul-De-Sac like position
- Parking & Garage
- Private Westley aspect rear garden
- Viewing recommended
- Approx. floor area 121 sq.m (1,300 sq.ft) as per EPC data

PRICE  
**£330,000**  
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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**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Well presented FOUR double bedroom detached family home with parking, detached garage and Westerly aspect private rear garden with summer house/home office. Gas central heated and double glazed. Reception hall and cloakroom WC. Good size front-to-back lounge/sitting room, separate dining/Playroom and Kitchen/breakfast room with integrated cooking facilities, 50/50 fridge freezer and dishwasher. Separate utility/rear hall. Landing to Family bath and shower, 4 bedrooms with ensuite to master. All former part of the ever popular Grange development.

Approx. floor area 121 sq.m (1,300 sq.ft) as per EPC data

## RECEPTION HALL

Via a part obscured double glazed door, stairs rising to first floor with cupboard under. Power point and radiator. Panelled doors rooms lounge/sitting room, doorway to separate dining room/play room, cloakroom W.C and Kitchen/breakfast room.

## LOUNGE/SITTING ROOM

21'1" x 11'6" (6.45m x 3.51m)

Good size front to back room with feature fireplace, two radiators, double glazed window to front and double glazed double doors opening to pleasant Westley facing rear garden. Ceiling covering and spot lighting

## SEPARATE DINING ROOM/PLAY ROOM

9'3" x 8'11" (2.82m x 2.74m)

Double glazed window to front with radiator under. Ceiling coving

## CLOAKROOM/WC

White suite comprising low level WC and wall mounted wash hand basin with tile surrounds. Radiator.

## KITCHEN/BREAKFAST ROOM

12'11" x 10'4" (3.96m x 3.15m)

Offering a comprehensive range of matching wall and base units providing storage with work surfaces and tiled splashbacks, one and a half bowl sink with drainer and mixer taps, integrated dishwasher and built in double oven with gas four ring hob and extractor incorporating light over, single radiator and double glazed window to rear. Ceiling spot lights, tiled floor and door to utility room

## UTILITY ROOM

6'0" x 4'9" (1.83m x 1.47m)

A range of matching base units with stainless steel sink unit with drainer and mixer taps, tiled splashbacks, space and plumbing for washing machine, radiator and obscure double glazed door to rear garden.

## LANDING

With panelled doors to all rooms and loft hatch via retractable ladder.

## MASTER BEDROOM

13'3" x 11'8" (4.04m x 3.58m)

Rang of bank of built in wardrobes, radiator, double glazed window to front and door to en-suite shower room. EN-SUITE Comprising vanity wash hand basin with cupboards under, W.C and shower cubicle. Double glazed window to front and single panel radiator.

## DOUBLE BEDROOM TWO

13'5" x 8'11" (4.09m x 2.74m)

Radiator and double glazed window to rear and over rear garden.

## DOUBLE BEDROOM THREE

8'11" x 8'11" (2.72m x 2.72m)

Radiator, double glazed window to front.

## DOUBLE BEDROOM FOUR

9'1" x 7'8" (2.79m x 2.36m)

Radiator and double glazed window to rear.

## BATH/SHOWER ROOM

having spotlights inset, extractor fan. A white suite comprising Shower cubicle, panel enclosed bath unit with mixer tap, low flush WC, fully tiled and enclosed shower cubicle and pedestal mounted wash hand basin with mixer taps. Part tiled walls, radiator and obscure double glazed window to rear.

## OUTSIDE REAR

Particularly pleasant and westerly aspect rea garden with flag stone patio stepping onto lawn with well stocked tree, flower and shrub borders, enclosed by timber panel fencing. concrete paved patio and pathway, gated side access to driveway and garage.

## SUMMER HOUSE/HOME OFFICE

Discreetly positioned timber/glazed construction

## PARKING & GARAGE

A single garage with metal up and over door, power and light, storage to eaves. Double width driveway providing parking for several vehicles.

