



## Braybrooke Road, Desborough NN14 2LA

- Two Double bedrooms
- Excellent presentation throughout
- No upward Chain
- Upvc double glazed and Air-source underfloor heating
- Parking
- Low Maintenance gardens
- Viewing recommended

PRICE  
**£289,950**  
 CHAIN FREE

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.



23 High Street, Rothwell  
 01536 418100  
 info@simonac.co.uk  
 simonac.co.uk





**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Offered with no chain is the very well presented TWO DOUBLE bedroom detached Bungalow with Parking and low maintenance front and rear gardens. Upvc double glazed and Air-source underfloor heated throughout; Entrance hallway, good size lounge sitting room with bay window, feature fire place and double doors onto rear garden. Fully fitted kitchen with integrated oven, hob, microwave, washing machine, 50/50 fridge freezer and dishwasher. Two bedrooms with fitted bedroom furniture, Bath & Shower room.

Viewing recommended

### RECEPTION HALL/INNER HALL

Via composite double glazed panelled door, having further Upvc double glazed door to rear garden, loft hatch, power points, double storage cupboard housing water cylinder and shelving, further panelled doors to Lounge/Dining Room, Kitchen, Two Double Bedrooms and Bath/shower Room

### LOUNGE/DINING ROOM

12'8" intio bay x 13'6" (3.88m intio bay x 4.12m ) Spacious light and airy room with Upvc double glazed bay window to front, further double glazed window to side and French style double glazed doors offering access to low maintenance rear garden, feature fire surround with flagstone hearth housing living flame coal effect Wood burner (gas supply), ceiling coving

### KITCHEN

Offering a comprehensive range of high and base level cupboard units with drawer space and work tops having tiled surrounds, built in oven, microwave, integrated fridge/freezer, dishwasher, washing machine and four ring hob and extractor over, one and half single bowl single drainer sink unit, Upvc double glazed window to front with spot lights over, tiled floor and coving

### DOUBLE BEDROOM ONE

12'10" x 7'8" (3.92m x 2.34m ) Having over bed cupboards leading to fitted and drawer space providing extensive range of clothes hanging and storage space, Upvc double glazed window to rear

### DOUBLE BEDROOM TWO

16'2" x 8'9" (4.94m x 2.67m ) Having double glazed bay window to front and ceiling coving

### BATH/SHOWER ROOM

Comprising panelled bath with mixer tap incorporating shower fitment, vanity wash hand basin with fitted cupboards leading round to Wc, Shower cubicle, opaque double glazed window to rear, ceiling spot lights and coving, heated towel rail/radiator

### OUTSIDE FRONT

The property enjoys the benefit of block paved parking incorporating pathway to entrance door, the front garden is mostly slated and inset by shrubs for low maintenance, side gate to rear garden

### OUTSIDE REAR

The rear garden is also designed for low maintenance being paved, raised shrub and flower borders, timber shed



call to view 01536 418100

