



Ise Vale Avenue, Desborough NN14 2PU

- FOUR BEDROOMS
- Landscaped large than average gardens
- Ample Parking and DOUBLE GARAGE
- Sought After location
- NO ONWARD CHAIN

PRICE
£425,000
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 AND VIDEO VIEWINGS AVAILABLE **** Offered with NO CHAIN and locating within one of the areas most prestigious locations is this much extended FOUR bedroom detached Family home with larger than average landscaped rear garden, ample parking and DOUBLE GARAGE. The property requires some updating yet offers excellent potential, gas central heated and Upvc double glazed. Porch, Reception Hall, Lounge/sitting room, separate dining room and Family room, both with Bifold doors opening on to rear garden. Kitchen/breakfast room , inner lobby to Utility room and cloakroom W.C. Landing to family bath/shower room Four bedrooms with dressing room area en-suite.

Approx. floor area (to follow)

ENTRANCE PORCH

Via wood grain Upvc double glazed panelled door with opaque leaded side screens, glazed double doors opening into Reception Hall

RECEPTION HALL

With stair case raising to first floor landing, doors to Kitchen/Breakfast Room, Lounge/Sitting Room

LOUNGE/SITTING ROOM

12'9" x 23'1" (3.91m x 7.06m)
Having upvc double glazed window to front with double panelled radiator under, stone feature fire place with tiled hearth and display mantel, double panelled radiator and ceiling coving and glazed double doors to Dining Room

DINING ROOM

9'9" x 10'2" (2.99m x 3.11m)
Having by fold doors across the rear of the room offering pleasant outlook and access to rear garden, further double glazed windows to side, radiator, and door to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

10'7" x 12'0" (3.25m x 3.68m)
The kitchen areas offering an extensive range of high and base level cupboard units, drawer space and work tops having tiled surrounds, door to under stairs storage cupboard, archway to breakfast/secondary dining area, built in cooking facilities and sink, door to Inner Lobby, glazed double doors to Family Room/Sitting Room

FAMILY ROOM/SITTING ROOM

14'5" x 10'2" (4.40m x 3.11m)
Having by fold double glazed doors offering pleasant outlook and access to rear garden, radiator

INNER LOBBY

Providing appliance storage and appliance space and further door to Utility, internal door to Garage and door to side pathway

UTILITY ROOM

Offering a range of high and base level cupboard units, double bowl sink, tiled floor and appliance space to include plumbing for automatic washing machine, door to Cloakroom/WC

CLOAKROOM/WC

Comprising Wc, wash hand basin and opaque double glazed window

LANDING

Gallery style landing with doors to Four Bedrooms and Family Bath/Shower Room, double glazed window to side

MASTER BEDROOM

14'5" x 20'11" (4.40m x 6.38m)
Segregated between the main bedroom area with a comprehensive range fitted wardrobes, cupboards and shelving , double glazed window to front and radiator, walk through to secondary area currently being used as dressing room having further double glazed window to rear, matching cupboard units and wardrobes, single panelled radiator and door to En-suite

EN-SUITE

Tiled en-suite having wash hand basin and shower cubicle

DOUBLE BEDROOM TWO

12'9" x 11'0" (3.90m x 3.37m)
Having double glazed window to rear and radiator

DOUBLE BEDROOM THREE

12'9" x 9'11" (3.90m x 3.04m)
Having double glazed window to front and radiator

BEDROOM FOUR

7'8" x 8'0" (2.34m x 2.46m)
Having double glazed window to front and radiator

FAMILY BATH/SHOWER ROOM

Five piece suite comprising panelled bath, shower cubicle, vanity inset wash hand basin with cupboards under, Wc and bidet, opaque double glazed window and full tiling surrounds

OUTSIDE FRONT

Extensive parking as well as access to Double Garage, hedges and gravel areas and side gate leading to rear garden

DOUBLE GARAGE

14'5" x 17'7" (4.40m x 5.37m)
Having up and over door, internal door to/from Inner Lobby, side gate leading to larger than average rear garden

OUTSIDE REAR

Particular feature to the property is the extensive gardens to rear, having immediate paved patio areas, extensive lawns edged and boarded with well stocked shrub and flower borders, several further patio areas, summer house and vegetable plot



call to view 01536 418100

