



Broadlands, Desborough NN14 2QG

- Conservatory
- Refitted Four piece bathroom
- L-shaped Kitchen
- Impressive low maintenance rear garden
- Off road parking

PRICE
£229,950

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



**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** Offered to the market is this three bedroom semi detached family home, which boasts gas central heating and Upvc double glazing, with other benefits to include a guest WC, L-shaped Kitchen, Conservatory extension and refitted four piece bathroom suite. The overall accommodation comprises entrance hall, guest WC, Lounge/dining room, kitchen and conservatory. The first floor provides three bedrooms and 4 piece family bathroom. Outside is off road parking for two cars to the front and an impressive low maintenance enclosed rear garden.

ENTRANCE HALL

Via obscured double glazed door with matching side screens, laminated wood block style flooring, stair case raising to first floor landing, doors to Cloakroom/Wc and Lounge/Dining Room

CLOAKROOM/WC

Comprising Close coupled Wc and pedestal wash hand basin, wall mounted heated towel rail/radiator and extractor fan

LOUNGE/DINING ROOM

22'4 x 10'7 (6.81m x 3.23m)
Having Upvc double glazed window to front, continuation of laminated wood block style flooring, Adams style feature fire surround with display mantle housing living flame gas fire, double panelled radiator, door to Kitchen and sliding Upvc double glazed patio doors to Conservatory

KITCHEN

12'4 x 10'7 (3.76m x 3.23m)
L-shaped room having refitted high and base level cupboard units, drawer space and work surface areas, one and half bowl single drainer sink unit with mixer tap, integrated fridge, separate freezer and dishwasher, plumbing for automatic washing machine and further appliance space, built in stainless steel five ring gas hob with stainless extractor and hood above, electric oven Upvc double glazed window to rear and further double glazed window to side, spot lights and feature doorway to Utility and storage area

CONSERVATORY

8'4 x 7'4 (2.54m x 2.24m)
Predominately of brick and double glazed construction with double glazed double doors to landscaped rear garden, laminated wood block style flooring and double panelled radiator

LANDING

Having obscured Upvc double glazed window to side, loft hatch, sliding door to Bathroom and further doors to Three Bedrooms, airing cupboard housing hot water tank and shelving

DOUBLE BEDROOM ONE

12'4 x 12' (3.76m x 3.66m)
Having Upvc double glazed window to front, double panelled radiator and built in storage cupboard

DOUBLE BEDROOM TWO

11'7 x 10' (3.53m x 3.05m)
Having double glazed window to rear, double panelled radiator, built in storage cupboard

BEDROOM THREE

9' x 6'7 (2.74m x 2.01m)
Single room having Upvc double glazed window to front and single panelled radiator and built in over stairs storage cupboard

BATHROOM

Refitted four piece suite comprising panelled bath with shower attachment, close coupled Wc, pedestal was hand basin and fully tiled shower cubicle, complimentary tiling to walls and incorporating dado tiles. chrome mounted heated towel rail/radiator, obscured double glazed window to rear and sunken spot lights

OUTSIDE FRONT

To the front there is off road parking for two vehicles, part enclosed by low level retaining brick wall leading to entrance door and side gate leading to rear garden

OUTSIDE REAR

The rear garden has immediate paved patio, raised further paved sitting and entertaining area for low maintenance with raised flower beds, small pond feature, outside tap, enclosed with timber panelled fencing

