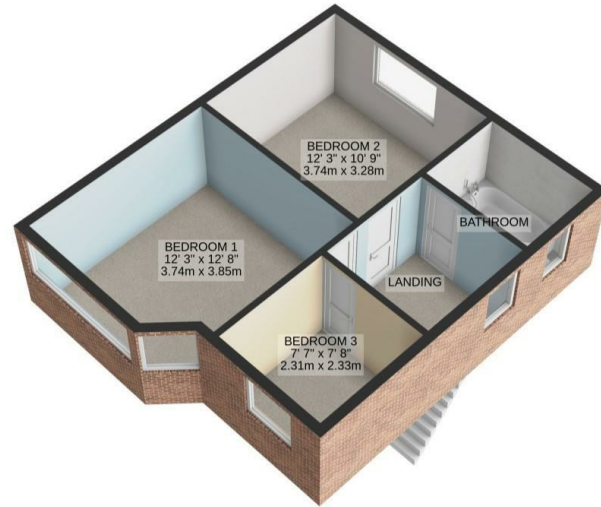


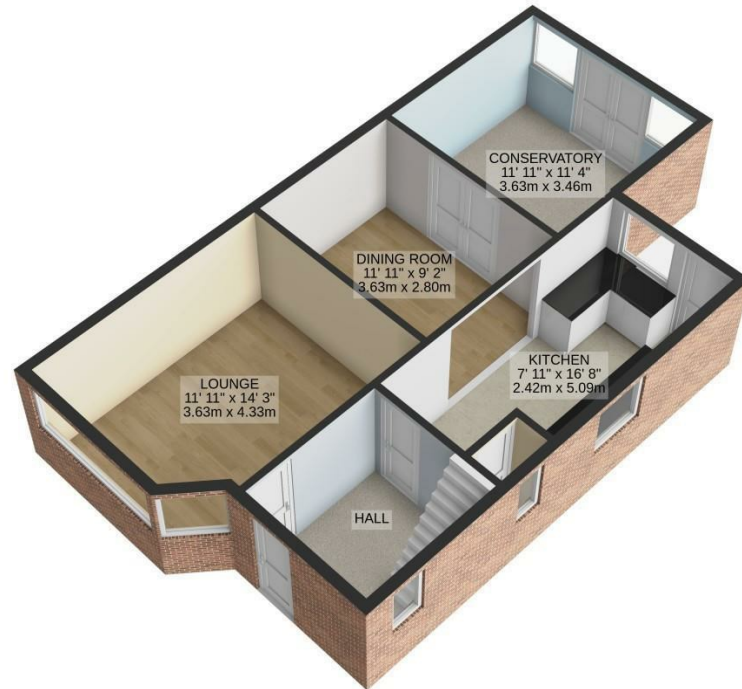
# Copelands Road, Desborough NN14 2QF

1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



## Copelands Road, Desborough NN14 2QF

- Three bedrooms
- NO CHAIN
- Two reception Rooms
- Conservatory Extension
- Impressive Rear garden
- Off road parking

PRICE  
£239,950

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 this spacious three bedroom semi detached family home. The house offer gas central heating via a combination boiler and double glazing with other benefits including off road parking, two separate reception rooms and a large enclosed rear garden. The overall accommodation comprises entrance hall, Lounge with feature fireplace and walk in bay window, Kitchen open plan to a separate dining room and conservatory. The first floor offers three bedrooms and family bathroom. Outside is off road parking to the front and generous enclosed rear garden.

## ENTRANCE HALL

Via opaque double glazed panelled door with opaque double glazed window to side, staircase rising to first floor landing, single panelled radiator, laminated wood block style flooring, strip panelled doors to Lounge/Sitting Room and Kitchen

## LOUNGE/SITTING ROOM

14'0" x 11'8" (4.28m x 3.57m )

Having double glazed bay window to front, single panelled radiator, attractive Adams style feature fireplace with display mantel and grate housing living flame coal effect fire

## KITCHEN

16'8" x 7'11" (5.10m x 2.42m )

A range of high and base level cupboard units with drawer space and work surface areas, tiled surrounds, plumbing for automatic washing machine, stain steel electric oven, four ring hob and extractor fan over, feature double doorway to Dining Room, continuation of laminated wood block style flooring, opaque double glazed door and double glazed window to rear with view over rear garden, door to under stairs storage cupboard having opaque window to side and storage space

## DINING ROOM

11'8" x 8'11" (3.57m x 2.73m )

Having single panelled radiator, continuation of laminated wood block style flooring, timber double doors to Conservatory

## CONSERVATORY

11'8" x 10'2" (3.57m x 3.10m )

Continuation of laminated wood block style flooring, Upvc double glazed French doors to side screens and windows offering outlook and access to rear garden

## LANDING

Having opaque double glazed window to side, strip panelled doors to Three Bedroom and Bathroom

## BEDROOM ONE

10'11" x 12'8" (3.34m x 3.88m )

Having double glazed bay window to front with radiator under, built in storage cupboard

## BEDROOM TWO

11'0" x 10'7" (3.37m x 3.25m )

Having double glazed window to rear, single panelled radiator, built in double wardrobe with sliding door, providing clothes hanging and shelving space

## BEDROOM THREE

6'6" x 7'10" (2m x 2.40m )

single room incorporating bulkhead, having double glazed window to front and single panelled radiator,

## BATHROOM

Three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with shower over, tiled surrounds opaque double glazed window to side, single panelled radiator ceramic tiled flooring,

## OUTSIDE FRONT

The front offers gravel parking for one to two vehicles, pathway to entrance door and gated access to rear

## OUTSIDE REAR

The rear garden is a particular feature to the property extending approximately 146ft in length, raised gravel patio area and further paved patio stepping onto mostly lawn garden with well stocked shrub and flower borders, green house

