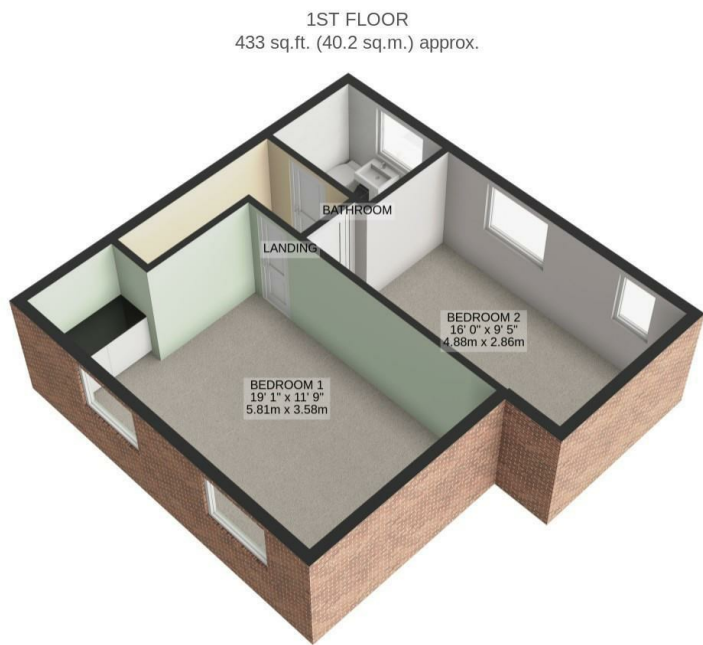


Braybrooke Road, Desborough NN14 2LJ



TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.



Braybrooke Road, Desborough NN14 2LJ

- Two oversized double bedrooms
- Refitted Kitchen
- Front and back gardens
- Set back from road
- Gas central heating
- Double glazing

PRICE

£185,000

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.



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



**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** Impressive good sized two double bedroom terrace property, occupying a generous plot, set back from the road. The property offers gas central heating and double glazing with other benefits to include a refitted kitchen, large enclosed rear garden and two oversized (for the house type) double bedrooms. The overall accommodation comprises entrance hall, lounge and spacious kitchen/dining room, to the first floor are the two large double bedrooms and bathroom. Outside is a decent front garden and the aforementioned enclosed rear garden. Viewing is recommended.

ENTRANCE HALL

Via Upvc opaque composite double glazed panelled door, stair case raising to first floor landing with under stairs storage cupboard, single panelled radiator, laminated wood block style flooring, glazed/timber panelled doors to Lounge/Sitting Room and Kitchen/Dining Room,

LOUNGE/SITTING ROOM

11'11" x 11'8" (3.65m x 3.57m)
Continuation of laminated wood block style flooring, single panelled radiator and upvc double glazed window to front

KITCHEN/DINING ROOM

18'9" x 9'4" (5.74m x 2.85m)
Good size room with refitted high gloss high and base level cupboard units with drawer space and work tops, five bottle wine rack, appliance space to including plumbing for automatic washing machine, one and half bowl single drainer sink unit with mixer tap, integrated fridge and freezer, built in electric hob with extractor and hood over, electric oven, Upvc double glazed window to rear, French style double glazed doors offering outlook and access to rear garden, obscured glazed/timber door to rear, spot lights, continuation of laminated wood block style flooring single panelled radiator and shelved under stairs storage space

LANDING

Having doors to Two Bedrooms and Family Bathroom, loft hatch

BEDROOM ONE

15'7" x 11'8" (4.75m x 3.56m)
Having two Upvc double glazed windows to front and two single panelled radiators

BEDROOM TWO

13'1",183'8" x 9'4" (4,56m x 2.85m)
Having two double glazed windows to rear and single panelled radiator

FAMILY BATHROOM

Having three piece suite comprising of pea-shaped panelled bath with shower over, vanity wash hand basin and close coupled WC, part tiled surrounds, chrome wall mounted heated towel rail/radiator, obscured double glazed window to rear, laminated wood block style flooring and pendant light pull switch

OUTSIDE FRONT

To the front there is a generous lawn garden enclosed by a combination of hedge row and chain link fencing, shared pathway to side and in turn shared entry to rear of garden via gate

OUTSIDE REAR

The rear garden is private with two brick built out buildings with small patio area and mainly laid to lawn with well stocked shrub and flower borders, good size and enclosed by timber panelled fencing, outside tap



call to view 01536 418100

