



## Frost Close, Desborough NN14 2GN

- Three double bedrooms
- No Chain
- Ensuite shower room
- Off road parking for Two
- Enclosed rear garden
- Three storey
- Gas central heated - New boiler May 2024

PRICE  
**£195,000**  
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.



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\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\* NO CHAIN for this spacious three bedroom modern, terrace, family home arranged over three storeys. The house is gas central heated (new boiler May 2024) and Upvc double glazed with other benefits to include three generous bedrooms, allocated off road parking for two vehicles and an enclosed rear garden. The overall accommodation comprises entrance hall, guest WC, Kitchen and Lounge/dining room. The first floor offers two double bedrooms and family bathroom, whilst the second floor is dominated by the main bedroom and an ensuite shower room. Outside is a small open plan front court, larger enclosed rear garden, plus the off road parking for two.

ENTRANCE HALL

Entrance via wood panel and double glazed door, stairs case raising to first floor accommodation with storage cupboard under, double panel radiator, panel doors to kitchen, lounge / sitting room and cloakroom wc.

CLOAKROOM/WC

Comprising of close coupled wc, pedestal wash hand with tile surround and single panel radiator.

LOUNGE/SITTING ROOM

15'0" x 12'9" (4.59m x 3.91m )  
Having Upvc double glazed windows and French style double doors offering outlook and access to rear garden, double panel radiator, television Ariel points.

KITCHEN

9'0" x 6'0" (2.75m x 1.85m )  
Upvc double glazed window to front. Offering a range of high and eye level cupboard with draw space and work tops having tile surrounds, built in cooker facilities comprising of oven, gas hob and extractor, one and half bowl drainer sink unit with mixer tap, plumbing for automatic washing machine with under work top point and free standing fridge / freezer.

FIRST FLOOR LANDING

Having Upvc double glazed window to front, single panel radiator, stair case leading to second floor landing and doors to two bedrooms and family bathroom.

BEDROOM TWO

12'10" x 9'4" (3.92m x 2.86m )  
Two Upvc double glazed windows to rear and single panel radiator.

BEDROOM THREE

9'3" x 6'4" (2.82m x 1.95m )  
Upvc double glazed window to front and double panel radiator.

BATHROOM

Three piece comprising of close coupled wc, pedestal wash hand basin with mixer tap and panel bath also with mixer tap. All having tile surround to dado level.

SECOND FLOOR LANDING

Door to master bedroom.

MASTER BEDROOM

15'11" max x 9'5" (4.87m max x 2.88m )  
With Upvc double glazed window to front, double panel radiator, walk in double cupboard, door to en-suite and access to loft.

EN-SUITE

Three piece suite comprising of close coupled wc, pedestal wash hand basin with mixer tap, double shower cubicle with tile surrounds. Double panel radiator, inset spotlight to ceiling opaque Upvc double glazed window to rear and storage cupboard.

OUTSIDE

Small garden area with path to front and access to parking for two vehicles. Rear garden extends approximately 24 ft in length with immediate patio area stepping onto grass area with rear gate accessing communal pathway to front and parking area

PARKING

Allocated off parking to side in communal carpark area

