



## Union Street, Desborough NN14 2RH

- Two double bedrooms
- OFFERED WITH NO CHAIN
- DOUBLE PARKING to the rear
- Close to park
- South Rear Garden
- Modern Kitchen
- Re-fitted Bathroom
- Well presented

PRICE  
**£175,000**  
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.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** OFFERED WITH NO CHAIN - With gated off road parking to the rear and backing on to a Recreation Park is this well presented TWO DOUBLE bedroom bay fronted terrace house with south aspect sizable rear garden. Gas central heated and double glazed. Entrance into Lounge/sitting room, lobby to Dining room through to modern kitchen. Basement/cellar. Landing to two bedroom and modern bathroom with shower over. Outside offers front court and approx. 20m rear garden with brick storage shed.

Approx floor area 88sq.m/947 sq.ft

ENTRANCE

Via solid wood panelled door, opening into Lounge/Sitting Room

LOUNGE/SITTING ROOM

14'9" x 11'6" (4.5m x 3.51m )  
Double glazed bay window to front, single panelled radiator, feature fire surround and panelled door to Inner Hall

INNER HALL

Having further doors to stairway descending to Basement and Dining Room which opens to Kitchen Area

KITCHEN/ DINING ROOM

20'4" x 12'8" max (6.2m x 3.88m max)  
The dining area offers feature fire surround, stair case raising to first floor landing, double panelled radiator, archway leading to open plan kitchen, offering a range of modern high and base level cupboard units with drawer space and work tops having tiled surrounds, four ring gas hob, oven and extractor, appliance space with plumbing for automatic washing machine and space for tall fridge/freezer, inset single drainer sink unit., double glazed window and door to South Easterly aspect rear garden, tiled floor

LANDING

Having doors to Two Double Bedrooms and Bathroom, double panelled radiator, double power point and loft hatch

BEDROOM ONE

10'2" x 9'0" max (3.1m x 2.75m max )  
Having double glazed window to front and single panelled radiator

BEDROOM TWO

11'10" x 9'5" (3.63m x 2.88m )  
Having laminated wood block style flooring, single panelled radiator and double glazed window over looking rear garden with views of park beyond

BATHROOM

Modern three piece suite comprising pedestal wash hand basin, close coupled and panelled bath with screen and shower over, tiling to floor and walls, opaque double glazed window to rear and single panelled radiator, built in boiler cupboard with shelving

OUTSIDE FRONT

To the front there is small front court area with gate and path leading to entrance hall, further shared passageway leading to rear garden

OUTSIDE REAR & PARKING

The rear garden enjoys a South Easterly aspect having an immediate courtyard leading to brick built storage shed, pathway leading to bottom of the garden passing larger lawn area and vegetable plot, timer single and double gates to enclosed off the road parking with access via (PIG ALLEY) Lower King Street/Paddock Lane, which is the recreational ground



call to view 01536 418100

