



Carriage Close, Desborough NN14 2FA

- Popular Estate location
- Corner plot
- Open aspect to front elevation
- Low maintenance enclosed rear garden
- Parking and oversized single garage
- Viewing a must

PRICE
£315,000

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 AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ****Occupying an excellent corner plot within a cul de sac position is this spacious and well presented three bedroomed detached family home. The house offers good sized living space with the main benefits to include a pleasant low maintenance enclosed rear garden, over sized (for it's house type) main bedroom, good parking and larger than average single garage. The overall accommodation comprises entrance hall, Lounge (front to back), Kitchen/Dining Room, Utility room and guest WC. The first floor has three double bedrooms with the main room being l-shaped and offering an ensuite shower room, plus the family bathroom. Outside is a well stocked frontage plus the aforementioned enclosed rear garden with artificial grass, tandem off road parking for two cars and single garage. Viewing is strongly recommended.

ENTRANCE HALL

Via obscured double glazed panelled door, laminated wood block style flooring, stair case raising to first floor landing, single panelled radiator, panelled doors to Lounge/Sitting Room and Kitchen/Dining Room

LOUNGE/SITTING ROOM

18'8" x 10'7" (5.7m x 3.25m)
Having Upvc double glazed window front and further Upvc double glazed French double doors giving outlook and access to rear garden, continuation of laminated wood block style flooring and two single panelled radiator

KITCHEN/DINING ROOM

18'8" x 10'5" (5.7m x 3.2m)
Offering a range of high and base level cupboard units with drawer space and work tops, built in oven and four ring gas hob and extractor fan over, one and half bowl single drainer stainless steel sink unit with mixer tap, appliance space with plumbing for dishwasher (currently being used as shelved area) and further appliance space and panelled door to Utility Room, continuation of laminated wood block style flooring, two single panelled radiators, Upvc double glazed windows to front and side of the property

UTILITY ROOM

Having further work surface areas having appliance space to include plumbing for automatic washing machine and further appliance space, continuation of laminated wood block style flooring, single panelled radiator, obscured double glazed door to side leading to rear garden, wall mounted combination boiler, panelled door to Cloakroom/Wc

CLOAKROOM ROOM/WC

Comprising of close coupled Wc, and pedestal wash hand basin with tiled surrounds, single panelled radiator, extractor fan

LANDING

Having Upvc double glazed window to side, single panelled radiator, panelled doors to Three Double Bedrooms, Family Bathroom and over stair storage cupboard , loft hatch

MASTER BEDROOM

18'8" x 10'5" max narrowing to 6'0" min (5.7m x 3.2m max narrowing to 1.85m min)
L-Shaped room with Upvc double glazed windows to rear and side, two single panelled radiators and door to En-Suite

EN-SUITE

Comprising of close coupled Wc, pedestal wash hand basin and full tiled double shower cubicle, single panelled radiator, obscured double glazed window to front and extractor fan

DOUBLE BEDROOM

10'7" x 8'2" (3.25m x 2.5m)
Having Upvc double glazed window to front and side, single panelled radiator

DOUBLE BEDROOM THREE

9'2" x 8'2" (2.8m x 2.5m)
Having Upvc double glazed window to side and single radiator

FAMLY BATHROOM

Three piece suite comprising of close coupled Wc, pedestal was hand basin and twin grip panelled bath with shower attachment and tiled surrounds, obscured double glazed window to front extractor fan and single panelled radiator

OUTSIDE FRONT

The front offers a front court part enclosed by wrought iron railings, bark chippings with well stocked shrub and flower borders, timber gate to rear garden

PARKING & GARAGE

The parking is located to the side of the property providing tandem off road parking for two vehicles leading to Good size single Garage with up and over door and power and lighting connected

OUTSIDE REAR

The garden has been designed for low maintenance offering impressive Astro turf garden with deep stocked mature shrub and flower borders, the rear garden is enclosed by timber panelled fe4ncing and brick walls, outside tap, pathway leading to forementioned gate

