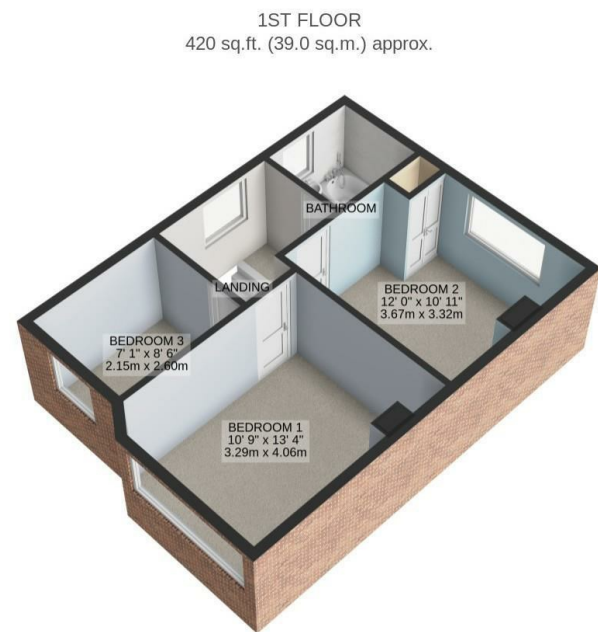
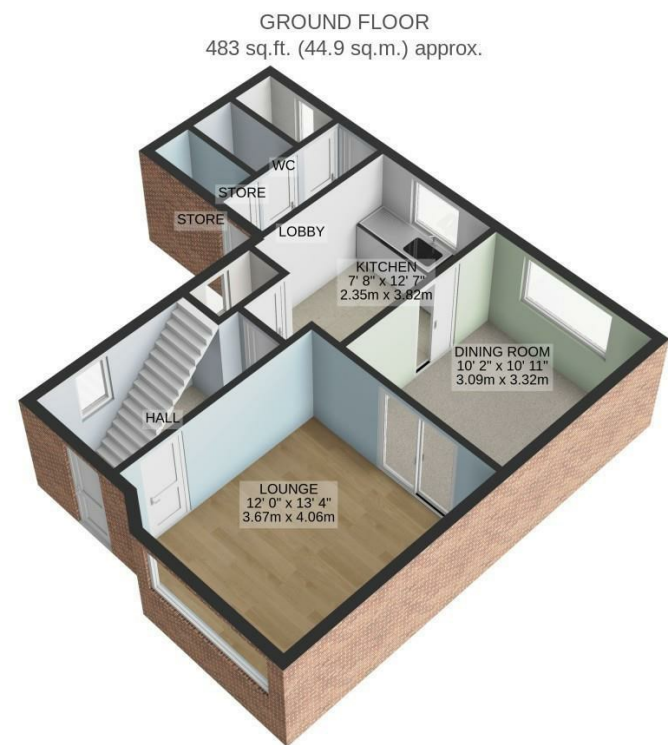


Braybrooke Road, Desborough NN14 2LL



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

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.



Braybrooke Road, Desborough NN14 2LL

- Impressive low maintenance front garden
- Three bedrooms
- Off road parking for three cars
- Good sized enclosed rear garden
- Two separate reception rooms

PRICE
£235,000
OFFERS IN EXCESS
OF

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



****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Attractive mature three bedroom semi detached family home, with ample parking for three cars and landscaped gardens front and rear. The house is gas central heated and majority double glazed, with other benefits to include two separate reception rooms and good sized enclosed rear garden. The overall accommodation comprises entrance hall, Lounge with walk in half bay window and open fireplace, separate dining room and kitchen. The first floor offers three bedrooms and bathroom and outside is the aforementioned off road parking for three cars, impressive low maintenance front garden and larger private enclosed rear garden. Viewing recommended.

ENTRANCE HALL

Via Obscured double glazed composite door, obscured glazed window to side, single panelled radiator, stair case raising to first floor landing, glazed/timber panelled door to Kitchen and panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

13'11" x 10'9" (4.25m x 3.3m)
Having double glazed bay window to front, with double panelled radiator under, laminated wood block style flooring, tiled feature fire place with display mantel and hearth, offering open fire place and gas point if required, picture rails and sliding double doors with access to Separate Dining Room

DINING ROOM

10'11" x 8'8" (3.35m x 2.65m)
Having Upvc double glazed window to rear enjoying views over the rear garden, continuation of laminated wood block stye flooring, double panelled radiator and tiled feature fire place with display mantle housing living flame gas fire, picture rails and sliding door to Kitchen

KITCHEN

7'8" x 9'4" min plus door recess (2.35m x 2.85m min plus door recess)
Having a basic range of high and base level cupboard units with drawer space and work surface areas, stainless steel double drainer single bowl sink unit, appliance space including plumbing for automatic washing machine, plus further appliance and cooker point ,part complimentary tiling, Upvc double glazed window to rear, wall mounted boiler, single panelled radiator, door to under stairs pantry cupboard and obscured Upvc double glazed door to Rear Hall

REAR HALL

Having glazed panelled door to front, timber doors to two storage barns and outside Wc, glazed timber panelled door to rear garden

LANDING

Having panelled doors to Three Bedrooms and Bathroom, obscured glazed window to side and loft hatch

BEDROOM ONE

13'11" x 10'11" (4.25m x 3.35m)
Having Upvc double glazed bay window to front and double panelled radiator

BEDROOM TWO

10'11" x 11'11" (3.35m x 3.65m)
Having Upvc double glazed window to rear, single panelled radiator and built in airing cupboard housing hot water cylinder and shelving space

BEDROOM THREE

8'4" x 6'10" (2.55m x 2.10m)
Having Upvc double glazed window to front and single panelled radiator

BATHROOM

Having three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with shower over, tiling to walls, single panelled radiator, obscured glazed window to side,

OUTSIDE FRONT

The front offers gravel off road parking for several vehicles, the remainder of the garden part enclosed by timber fencing and hedge row, gravel for low maintenance with raised shrub and flower borders, sensor security light

OUTSIDE REAR

The rear garden is South Facing having immediate paved patio and centre lawn piece and gravel borders and further paved patio areas, shed and outside tap, security light, the garden is enclosed by timber panelled fencing



call to view 01536 418100

