

**FOR SALE**

**22 Burghley Close, Desborough, NN14 2RB**

**£149,950**

Results Estate Agents are delighted to offer for sale this mature terrace property situated in the heart of Desborough close to the shops and local schools. The property is offered in good decorative order and offers both full gas central heating and UPVC double glazing with other benefits to include a communal car park close by and an enclosed rear garden. The overall accommodation comprises of entrance into lounge and kitchen/dining room. To the first floor are two generous bedrooms and family bathroom. EPC Rating E.

**Results**

Sales & Residential Lettings

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## 22 Burghley Close, Desborough, NN14 2RB

**Lounge:** 13'7 x 9'10 (4.17m x 2.98) Enter via UPVC double glazed door into lounge TV and telephone points, UPVC double glazed window to front, staircase to first floor landing, double radiator, anti-thermostat, timber door to kitchen/diner.

**Kitchen:** 13'7 x 9'10 (4.17m c 2.98) UPVC double glazed window to rear, UPVC double glazed door to rear garden, rooms incorporates the boiler cupboard housing combination boiler with storage and hanging space, a basic range of wall and base level cupboard units with rolled edge work surfaces, cupboard and draw space below, 1 ½ bowl single drainer sink unit, plumbing for automatic washing machine, built in electric cooking facilities comprising of a four plate hob and electric oven below and extractor fan over.

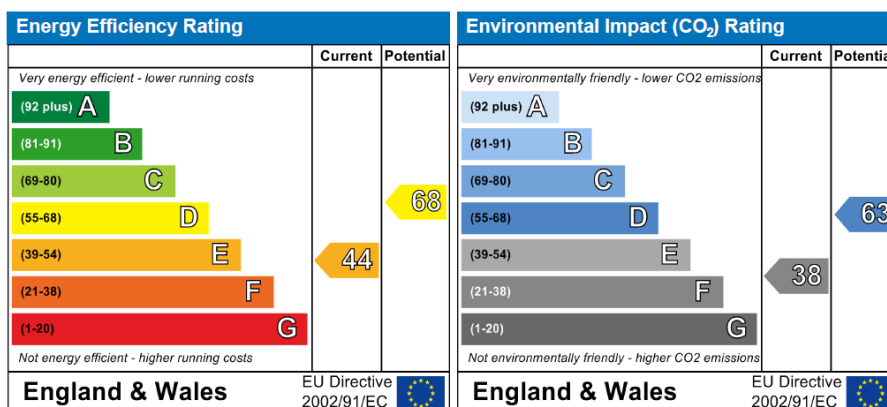
**Landing:** Doors leading to two bedrooms and family bathroom.

**Bathroom:** 6'10 x 6'6 (2.10m x 1.94) UPVC window to rear, Part complimentary tiling to Dado height, single radiator, white three piece suit comprising of close couple W/C, pedestal wash hand basin and panelled bath with Mira Sport shower attachment.

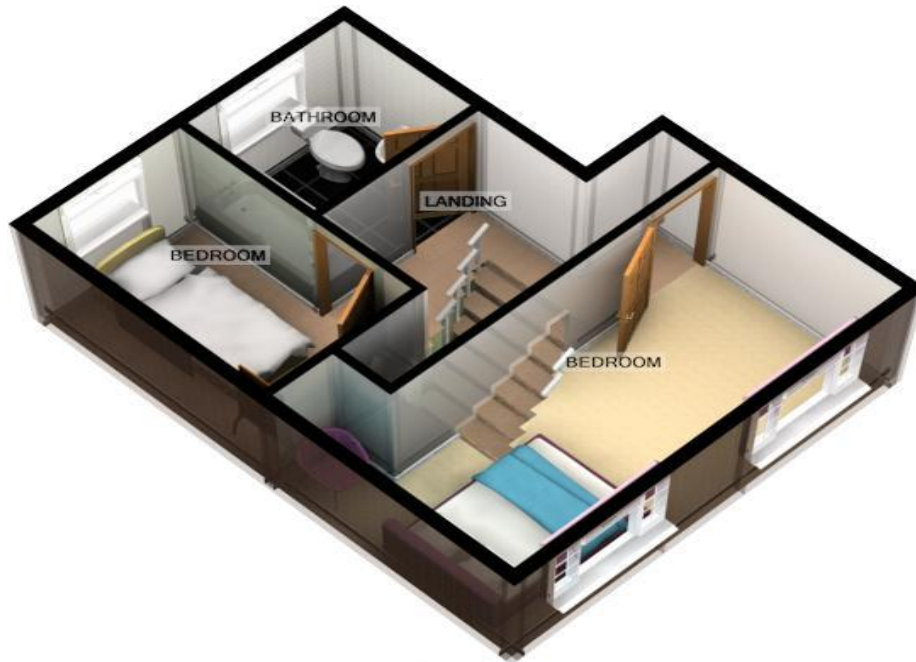
**Bedroom One:** 16'0 x 9'10 (4.90m x 2.98) impressive Double bedroom with two windows to front, double radiator, loft hatch.

**Bedroom Two:** 9'0 x 6'4 (2.98m x 1.94) UPVC double glazed window to rear, single radiator.

**Outside:** Shared entry to the side leading to rear garden which has shared pedestrian access for one neighbouring property, paved patio and sitting area, small lawned area with deep cultivated borders with shrub and flowers, storage barn at the foot of the garden.







1ST FLOOR  
APPROX. FLOOR  
AREA 284 SQ.FT.  
(26.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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**Results Estate Agents Ltd: 26 Bridge Street, Rothwell, NN14 6JW**

NB: Results Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is therefore advised to obtain clarification from their solicitor / surveyor. Whilst these details have been carefully prepared by Results Estate Agents there accuracy cannot be guaranteed and do not form any part of the contract. The floor plans are not draw to scale and any sizes are approximate sizes and should be checked by the buyer before purchasing any items.