

## 15 Hawfinch Green, Desborough, NN14 2GJ



**£325,000**

Situated in a delightful spot overlooking a green is this well presented and substantial, three storey, detached family home. The accommodation is gas centrally heated and double glazed, and briefly comprises: Entrance hall, downstairs WC, lounge, fitted kitchen/breakfast room, utility room/rear porch, five good sized bedrooms with en-suite shower room to the the main, and family bathroom. There is also a private rear garden, off road parking and a single detached garage. **EARLY INTERNAL VIEWING IS RECOMMENDED.**

*Service without compromise*

## Entrance Hall



Opaque UPVC double-glazed composite front door. Laminate flooring. Under-stairs cupboard. Radiator. Stairs rising to first floor. Opening to kitchen/diner.

## Downstairs WC



Low-level WC. Pedestal wash hand basin. Tiled flooring. Extractor fan.

## Lounge 18'5" x 16'11" max (5.61m x 5.16m max)



Coal effect gas fire. Laminate flooring. Two radiators. Television point. Double-glazed French doors leading outside. Opaque double glazed window to the front and further double glazed window to the side.

## (Lounge Photo Two)



**Kitchen / Diner 12'8" x 10'8" (3.86m x 3.25m)**



Solid timber breakfast bar. Roll-edge worksurfaces. Tile effect vinyl flooring. Range of fitted wall and base mounted units. Double-glazed windows to front and side elevations. Complementary tiled splash-backs. Double oven and four-ring gas hob. Stainless steel one and a half sink and drainer. Fridge-freezer. Automatic dishwasher. Combination gas central heating boiler. Telephone point. Door to:-

**(Kitchen/Diner Photo Two)**



**(Kitchen/Diner Photo Three)**



**Utility Room / Rear Porch 5'2" x 5'2" (1.57m x 1.57m)**



Double-glazed window to rear. Radiator. Roll-edge worksurface. Space and plumbing for washing machine. Opaque double glazed stable door leading out to driveway,

**First Floor Landing**

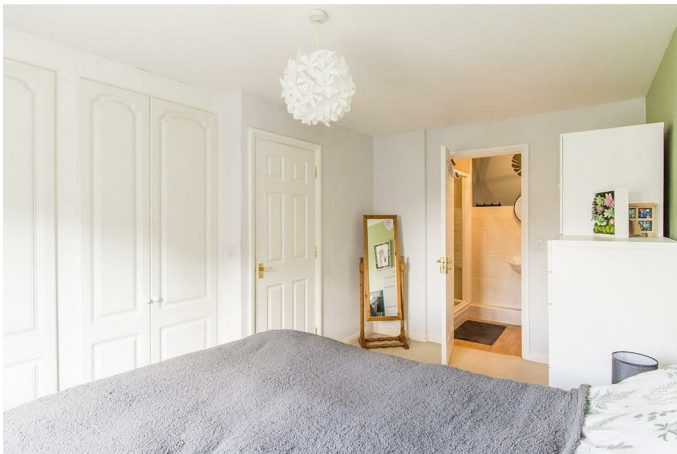
Radiator. Stairs rising to second floor. Doors to rooms.

## Master Bedroom 14'0" x 9'4" (4.27m x 2.84m)



Double-glazed window to front. Built-in wardrobes. Radiator. Television point. Door to en-suite.

(Master Bedroom Photo Two)



## En-Suite



Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low-level WC. Complementary tiling. Heated towel rail. Wood effect vinyl flooring. Electric shaver point.

## Bedroom Two 10'11" x 8'1" (3.33m x 2.46m)



Double-glazed window to front. Radiator. Opening to bedroom three.

**Bedroom Three 11'0" x 7'2" (3.35m x 2.18m)**



Double-glazed window to rear. Radiator. Door to landing.

## Bathroom



Panelled bath with mains shower fitment over. Low-level WC. Pedestal wash hand basin. Heated towel rail. Complementary tiling. Wood effect vinyl flooring. Electric shaver point.

## Second Floor Landing

Timber balustrade. Access to loft space. Fitted linen cupboard. Doors to rooms.

**Bedroom Four 12'9" x 11'1" max (3.89m x 3.38m max)**



Double-glazed window to front. Double-glazed Velux window. Two radiators.

**Bedroom Five 12'10" x 8'1" (3.91m x 2.46m)**



Double-glazed windows to front and side elevations. Double-glazed Velux window. Two radiators. Built-in wardrobes.



## Outside



The rear garden is laid to lawn with decked and paved patio areas. It is enclosed by brick walling and timber lap fencing and affords a good deal of privacy. There is outside lighting and side gated pedestrian access. In front of the garage is hardstanding for one vehicle and there is a small gravelled area at the front with further outside lighting.

## Garage



Brick constructed single detached garage with up and over door, power and lighting.

## View From Front of House



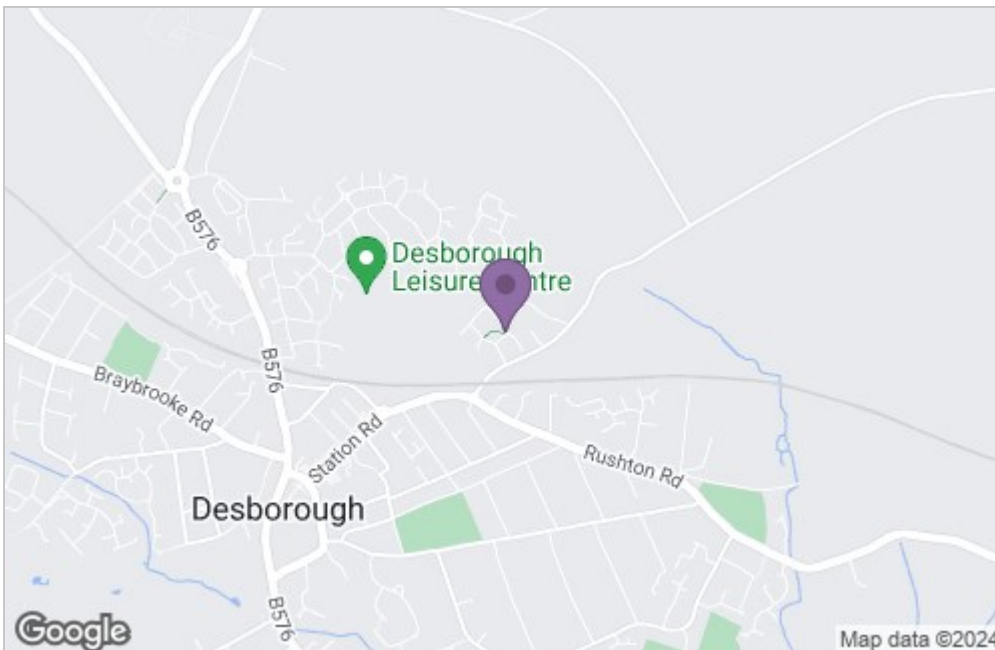
## Floor Plan



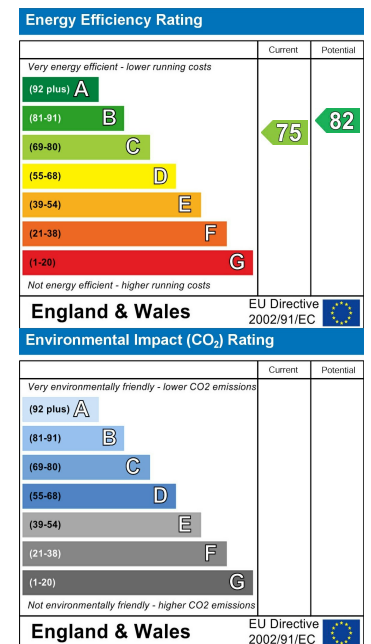
Total area: approx. 134.3 sq. metres (1445.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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