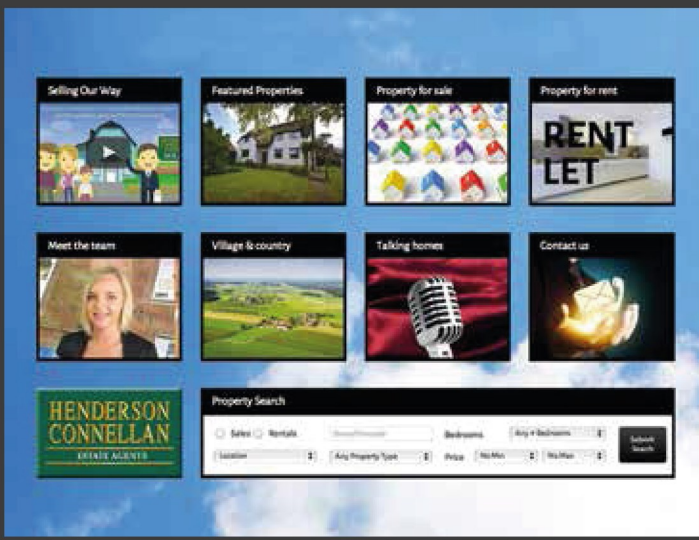
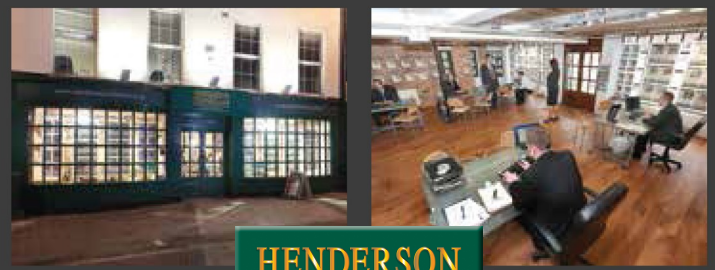


**FLOORPLAN AND MEASUREMENTS**

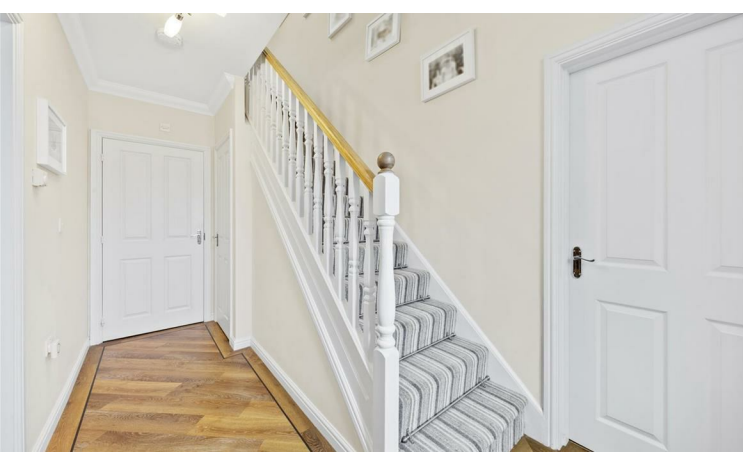


Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



**Kids, Family, Work, Hobbies and Friends....**

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25, Oakwood Close,  
Desborough, NN14 2GQ





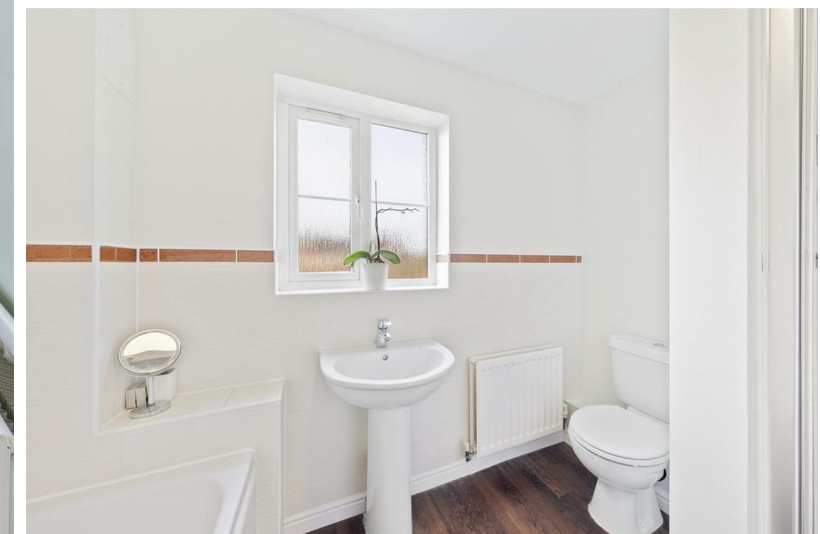
"Kids, Family, Work, Hobbies and Friends...."

There is room for everyone and everything in this substantial detached home, nestled discreetly at the end of this small select cul de sac with a view of green open space to the immediate front. The sprawling, versatile interior includes an entrance hall, guest cloakroom, significant dual aspect living room with flame effect electric fire, the free flowing kitchen/dining/family room is a great size, a perfect social space with integrated double oven and hob as well as an adjoining utility room. Upstairs five generous double bedrooms are arranged over two floors, the first floor with principal bathroom, the stunning master bedroom with designer en suite and dressing room, the third bedroom with bespoke furniture and twin desks tailor made for home working, the second floor has two further double bedrooms and a recently upgraded shower room. Gas central heating and UPVC double glazing complete the inside. Outside there is foregarden with manicured lawn and a fabulous rear garden with Indian sandstone patio and a driveway for two cars leading to a double garage. Shops, Restaurants and a wealth of amenities are within Desborough, also to include a country park and a Sainsbury's a short walk away. Market Harborough, Kettering and the A14 are within easy reach. Versatile family living ! EPC Rating F COUNCIL TAX: F

## GARDENS AND EXTERIOR

Outside a paved pathway with lawn to one side and manicured hedge to the other extends to the front door. The rear garden is a great size with a fabulous patio of Indian sandstone perfect for garden furniture and alfresco entertaining, the paving also extends to the side offering useful storage. The garden is laid largely to lawn with established plantings and a path extending to the head of the garden with a gate leading out to the block paved driveway with parking for two cars and access to a double garage with twin up and over doors. The garage is arranged as two separate garages side by side, one of which benefits from power and light. Behind the garage is a further useful area offering storage forming part of the main garden.





## INTERIOR

- Gas central heating
- UPVC double glazed windows
- The adjacent field has planning approval for development plans available on request.
- Entrance hall enjoying wood effect specialist Karndean flooring, stairs rising to first floor with white balustrade, an oak style handrail, useful under stairs storage cupboard, cove cornicing, white panelled interior doors leading to;
- Guest cloakroom-suite comprising of low-level WC, wash hand basin, ceramic tiled splashback's, enjoying a continuation of the Karndean flooring.
- Kitchen/dining/family room – a generous room which is a great social space with a range of base and eye level cupboards and drawers, one and a half bowl, single drainer, monobloc tap, square edge worksurface, ceramic tiled splash backs, recess for dishwasher, integrated stainless steel double oven and four ring gas hob with extractor over, space for American style fridge freezer, cove cornicing, generous dining/family area.
- Utility room with a single bowl and drainer with monobloc tap, square edge worksurface with recess for washing machine and tumble dryer, cupboard concealing the central heating boiler.
- Living room – a substantial room enjoying a dual aspect with a contemporary feature fireplace with a living flame electric fire, cove cornicing.

- Upstairs there are five substantial bedrooms arranged over two floors. The first floor features a principal bathroom with low-level WC, pedestal wash handbasin with monobloc tap, panel enclosed bath with monobloc tap and shower attachment, separate shower enclosure with mains shower, ceramic tiled splashbacks, wood effect flooring. The three bedrooms to the first floor are all generous doubles, the fabulous master bedroom with a walk-in dressing room and a stunning refitted designer ensuite including a low level WC, wash handbasin set within a vanity unit, impressive double ended bath with monobloc tap and separate corner shower enclosure with mains shower complete with handheld attachment and rainmaker showerhead, ceramic tiled splashbacks, chrome heated towel rail, wood effect specialist flooring in a Herringbone design. The third bedroom features a range of built-in furniture complete with storage cabinets and cupboards and twin desks alongside shelving, perfect for home working. The second floor features two very generous double bedrooms and a lovely shower room with low-level WC, pedestal wash handbasin, oversized shower enclosure with mains shower, ceramic tiled splashback and flooring, chrome heated towel rail.

