

Federation Avenue, Desborough NN14 2NU



TOTAL FLOOR AREA : 80.3 sq.m. (864 sq.ft.) 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.



Federation Avenue, Desborough NN14 2NU

- NO CHAIN
- THREE Bedrooms
- Good sized enclosed rear Garden
- Lounge with bay window and feature fire place
- Utility space
- Viewing recommended

PRICE
£220,000
OFFERS IN EXCESS
OF

23 High Street, Rothwell
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****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** NO CHAIN is this THREE bedroom bay fronted semi detached property situated on a popular road towards the outskirts of the town. The house is gas central heated and Upvc double glazed with further benefits to include a refitted bathroom and enclosed rear garden. The overall accommodation comprises entrance porch, Lounge with walk in bay window and feature fireplace, Kitchen/Breakfast room, Inner hall, Utility space and bathroom. The first floor provides three bedrooms. Outside is a low maintenance front court and good sized enclosed rear garden. Viewing is recommended.

ENTRANCE
Via Upvc double glazed panelled door leading to door to lounge/Sitting Room

LOUNGE/SITTING ROOM
14'11" x 11'5" into bay (4.55m x 3.48m into bay)
Having double glazed bay window to front, open fireplace with wood burner having tiled hearth with wooden surround, wall light points and double panelled radiator, archway through to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM
11'6" x 11'5" (3.53m x 3.48m)
Having Double glazed window to rear, range of wall and floor units, door to downstairs cupboard and rear lobby, electric oven , hob and extractor, space and plumbing for dishwasher. and further appli8ance space for tall fridge/freezer, sink and half drainer with mixer tap, double glazed window to rear, double panelled radiator, door to understairs cupboard and Rear Lobby

REAR LOBBY
10'2" x 5'6" (3.12m x 1.70m)
Having door to side entrance with access to rear garden, double glazed window to side, radiator and walk through to Utility Room

UTILITY ROOM
Having work top area with further appliance space to include plumbing for automatic washing machine, high cupboard units and further double glazed window to rear and door to Bathroom

BATHROOM
three piece suite comprising of close couled Wc, pedestal wash hand basin and pea shaped panelled bath with shower and screen, full tiled surrounds, opaque double glazed window to rear, vertical radiator and ceiling spot lights

LANDING
Having double glazed window to side and rear, loft access, radiator and panelled doors to Three Bedrooms

BEDROOM ONE
11'8" x 11'5" (3.56m x 3.48m)
Having double glazed window to rear with double panelled radiator under and feature brick wall fireplace

BEDROOM TWO
11'5" x 6'11" into bay (3.48m x 2.11m into bay)
Having double glazed bay window to front with radiator under, and fitted wardrobes providing clothes hanging and shelving space

BEDROOM THREE
8'2" x 6'5" (2.51m x 1.98m)
Having double glazed window to front and radiator under

OUTSIDE FRONT
Having small front slated court yard having shrubs and small retaining brick wall with path to side and entrance door

OUTSIDE REAR
Mainly laid to lawn with immediate patio area having wooden gazebo, raised sleeper beds with shrub and flower beds and brick built BBQ area and shed



call to view 01536 418100

