

11 Grindleford Close
Desborough
Kettering
NN14 2FG

Offers Over £400,000

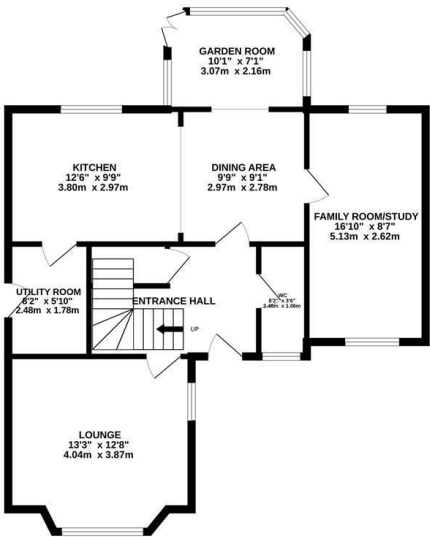


OSCAR JAMES

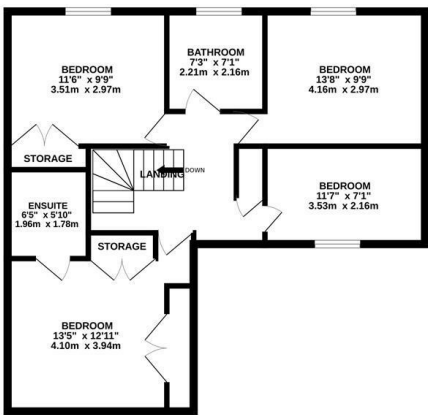
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FLOOR PLANS

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge



Refitted Kitchen/Diner



Four Bedrooms



WC/Ensuite/Family Bathroom



Enclosed Private Garden



Off Road Parking



WHAT'S GREAT?

Nestled in the charming town of Desborough, Grindleford Close presents a splendid opportunity to acquire a beautifully improved four-bedroom detached house. This property is ideally located, offering excellent road links to both Market Harborough and Kettering, and is conveniently within walking distance of local schools and shops, making it perfect for families.

Upon entering, you are greeted by a welcoming hallway that leads to a delightful living room, complete with a feature fireplace that adds a touch of warmth and character. The refitted kitchen is both stylish and functional, accompanied by a utility room that provides ample space for a washing machine and tumble dryer. An additional versatile room on the ground floor can serve as a playroom or even an extra bedroom, catering to your family's needs. A convenient WC is also located on this level, along with a lovely

sunroom that offers direct access to the private rear garden, perfect for enjoying sunny days.

The first floor boasts four generously sized bedrooms, with the master bedroom featuring fitted wardrobes and an ensuite bathroom for added privacy and convenience. A well-appointed family bathroom completes this floor, ensuring ample facilities for all.

Outside, the property benefits from a private enclosed rear garden, ideal for relaxation and outdoor activities, along with a large shed for additional storage. To the front, off-road parking is available for several vehicles, enhancing the practicality of this wonderful home.

Please call Oscar James to arrange a viewing.

...expect excellence



SELLER'S SECRET

We have loved living in this property, it is a wonderful estate with great road links to Kettering and Market Harborough.



Why we like it....

A great property within Desborough, we really don't expect this property to be around for long.

OSCAR JAMES

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To buy or not to buy....
