

# Harrington Road, Desborough NN14 2NJ



TOTAL FLOOR AREA : 105.7 sq.m. (1138 sq.ft.) approx.



## Harrington Road, Desborough NN14 2NJ

- Secluded cul de sac position
- Four double bedrooms
- Ensuite
- Good sized rear garden
- Parking for three cars and single garage

PRICE  
**£334,950**  
OFFERS IN EXCESS OF

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.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*** An impressive four bedroom detached family home arranged over three storeys. The house occupies a secluded cul de sac position set back from the road, with only a few other properties. Having gas central heating and double glazing other benefits include an impressive main bedroom with ensuite, good sized enclosed rear garden, parking for three vehicles and single garage. The overall accommodation comprises entrance hall, guest WC, kitchen/Dining room and Lounge. The first floor offers three generous bedroom and family bathroom. Whilst the second floor is dominated by the main bedroom and ensuite shower room. Outside is the aforementioned front garden, parking for three in front of a single garage accessed via a shared driveway (with one neighbour) and the enclosed rear garden. Viewing is recommended.

### ENTRANCE HALL

Having obscured double glazed door, wood effect tiles, double panelled radiator, stair case raising to first floor landing and panelled doors to under stairs cupboard, Cloakroom/Wc, Lounge/Sitting Room and kitchen/Dining Room

### CLOAKROOM/WC

Having pedestal wash hand basin and close coupled Wc, obscured double glazed window to front and single panelled radiator

### KITCHEN/DINING ROOM

15'3" x 9'8" (4.65m x 2.95m)  
Having a range of fitted high and base level cupboard units with drawer space and work tops having tiled surrounds, built in four ring gas hob, electric oven and stain steel splash base and good over, appliance space to including plumbing for automatic washing machine and dishwasher and further appliance space, concealed wall mounted boiler, single panelled radiator, spot lights to ceiling and Upvc double glazed window to front

### LOUNGE/SITTING ROOM

10'2" x 16'4 (3.10m x 4.98m)  
Having Upvc double glazed window to rear and Upvc double glazed French double doors also offering outlook and access to rear garden and double panelled radiator

### FIRST FLOOR LANDING

Having panelled doors to Three Bedrooms and Bathroom, stair case raising to second floor landing

### BEDROOM TWO

9'8" x 13'5" (2.95m x 4.10m)  
Having Upvc double glazed window to rear and single panelled radiator

### BEDROOM THREE

12'3" x 9'8" (3.75m x 2.95m)  
Having Upvc double glazed window to front and single panelled radiator

### BEDROOM FOUR

10'2" x 6'6" (3.10m x 2m)  
Having Upvc double glazed window to rear and single panelled radiator

### BATHROOM

Having three piece suite comprising close coupled Wc, pedestal wash hand basin and twin grip panelled bath with shower attachment, single panelled radiator, obscured double glazed window to front and extractor fan

### SECOND FLOOR LANDING

Having panelled door to Bedroom One

### BEDROOM ONE

18'2" x 13'1" max narrowing to 7'4" min (5.54m x 4m max narrowing to 2.25m min)  
Having Upvc double glazed window to front, two single panelled radiators, Dakstra style sealed unit double glazed timber sky light to rear, spot lights and panelled door to En-Suite

### EN-SUITE

Having three piece suite comprising of close coupled Wc, pedestal wash hand basin and fully tiled shower cubicle, double panelled radiator, extractor fan and Dakstra sealed unit double glazed timber sky light to rear,

### OUTSIDE FRONT

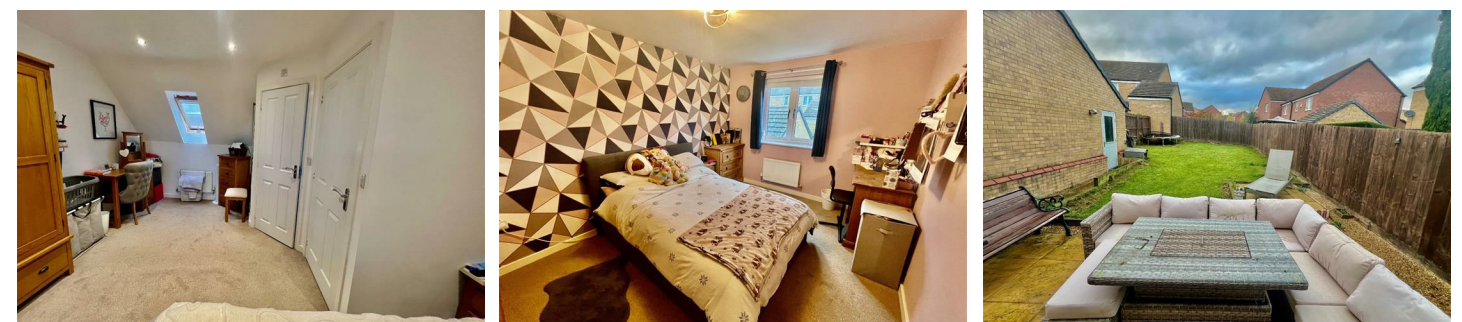
To the front there is open plan mainly laid to lawn garden with well stocked shrub and flower borders leading round to shared driveway offering parking for several vehicles leading to single Garage, outside tap and gated access to rear

### GARAGE

Having up and over door, power and lighting connected, personal door to rear garden

### OUTSIDE REAR

Good size garden with immediate paved patio area, pathway to personal door to garage and stepping onto lawn garden enclosed by timber panelled fencing, outside tap and electric power point



call to view 01536 418100

