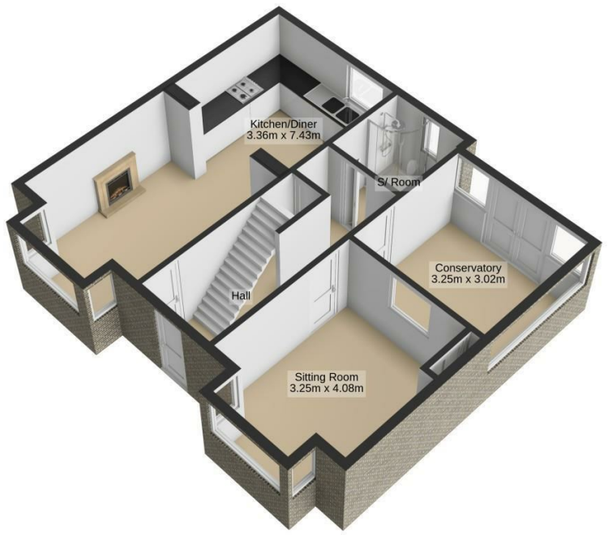
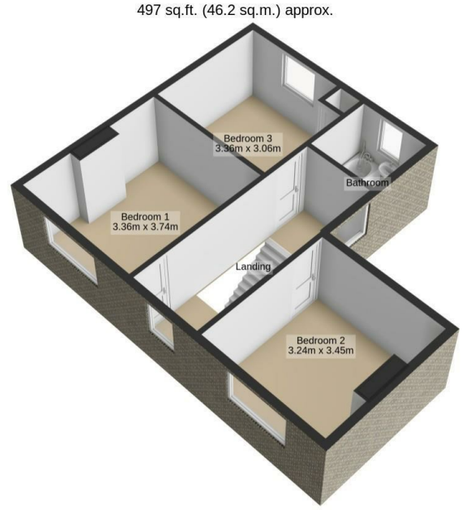
# Nichols Street, Desborough NN14 2QU

Ground Floor
625 sq.ft. (58.1 sq.m.) approx.




1st Floor
497 sq.ft. (46.2 sq.m.) approx.




Total Floor Area : 1123 sq.ft. (104.3 sq.m.) approx.



Nichols Street, Desborough NN14 2QU

- Three double bedrooms
- Double bay fronted
- Detached family home
- Conservatory extension
- Bathroom and separate shower room
- Town centre location

PRICE
£240,000

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

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ESTATE AGENTS

# Nichols Street, Desborough NN14 2QU

# PRICE £240,000 FREEHOLD

**IN PERSON AND VIDEO VIEWINGS AVAILABLE** Impressive three double bedroom, double bay fronted detached family home situated on a popular 'one way' street, close to the town centre, shops and local schools. The house is gas central heated and double glazed with other benefits to include two separate reception rooms, downstairs shower room and conservatory extension. The overall accommodation comprises entrance hall, Lounge with open fire, separate Dining room, Kitchen, Conservatory, shower room and cellar. The first floor offers a gallery landing, three double bedrooms and family bathroom. Outside is a small enclosed front court and larger enclosed rear garden with good sized decked patio.

## ENTRANCE HALL
Via obscured double glazed door, single panelled radiator, ceiling coving, stair case raising to first floor landing and further stairs descending to Cellar panelled doors to Lounge/Sitting Room, separate Dining Room, further door to Conservatory and Shower room

## LOUNGE/SITTING ROOM
10'4" x 11'11" min plus bay window (3.15m x 3.65m min plus bay window )
Having Upvc double glazed bay window to front, single panelled radiator, laminated wood block style flooring, original picture rails, built in storage cupboard with drawer space, working open fire with display mantel and hearth

## DINING ROOM
11'7" min plus bay window x 9'8" (3.55m min plus bay window x 2.95m )
Having Upvc double glazed bay window to front, laminated wood block style flooring, ceiling coving, gas fire with back boiler, double doorway to open plan Kitchen

## KITCHEN
9'8" x 9'10" (2.95m x 3m )
A range of high and base level cupboard units with work tops and tiled surrounds, four ring gas hob with electric oven below having extractor over, appliance space to include plumbing for dishwasher, plus further appliance space, stainless steel one and half bowl single drainer sink unit with mixer tap, Upvc double glazed window to rear enjoying views over rear garden

## CONSERVATORY
9'4" x 10'11" (2.85m x 3.35m )
predominately of brick and Upvc double glazed construction, having double glazed French doors giving access to rear garden, ceramic tiled flooring and double panelled radiator

## SHOWER ROOM
Three piece suite comprising of close coupled Wc, wall mounted wash hand basin and step in fully tiled shower cubicle, tiling to walls, ceramic tiled flooring, wall mounted heated chrome towel rail/radiator, ceiling spot lights

## LANDING
Gallery style landing having double glazed window to front and side, loft hatch, single panelled radiator and doors to Three Double Bedrooms and Bathroom

## DOUBLE BEDROOM ONE
11'11" x 10'4" (3.65m x 3.15m)
Having Upvc double glazed window to front and single panelled radiator, ceiling coving

## DOUBLE BEDROOM TWO
11'11" x 9'10" (3.65m x 3m )
Having Upvc double glazed window to front, single panelled radiator, ceiling coving and laminated wood block style flooring

## DOUBLE BEDROOM THREE
10'11" x 9'10" (3.35m x 3m )
Having Upvc double glazed window to rear, single panelled radiator, ceiling coving, airing cupboard housing hot water cylinder and shelving

## BATHROOM
Three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with mixer tap incorporating shower fitment, single panelled radiator, obscured double glazed window to rear, ceiling spot lights

## OUTSIDE FRONT
The front offers a low maintenance front court being enclosed by a low retaining brick wall with gate to entrance door and gate side entrance to rear garden

## OUTSIDE REAR
having brick paved path with large decking area, leading to laid lawn with deep shrub and tree borders, brick built barn offering appliance space and plumbing for automatic washing machine and further appliance space with power and lighting connected, outside tap, the rear garden is enclosed by timber panelled fencing





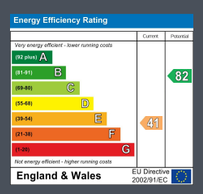


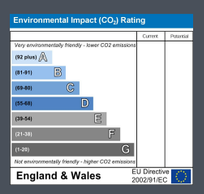







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