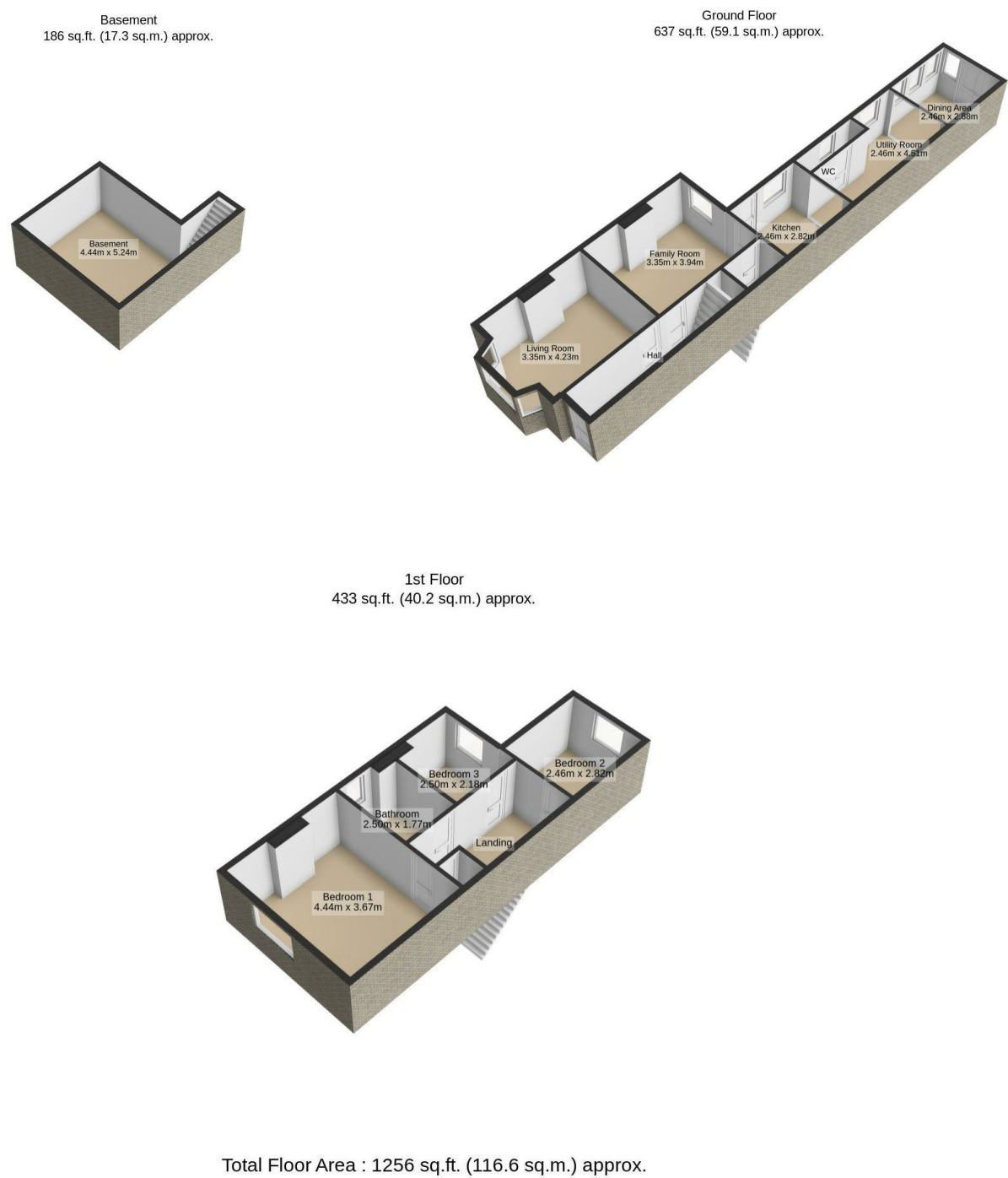


# Headlands, Desborough NN14 2QA



## Headlands, Desborough NN14 2QA

- Three bedrooms
- Off road parking for two cars
- Good sized rear garden
- Three separate reception rooms
- Popular Location

PRICE  
£269,995

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\*\*** A mature bay fronted and extended three bedroom detached family home, situated on a poplar road and offering three separate reception rooms. Other benefits include off road parking for two cars and a good sized enclosed rear garden. The overall accommodation comprises entrance hall, Lounge with bay window and feature fireplace, separate Dining room with wood burner, Kitchen, Utility room, guest WC and Family room extension currently used as the formal dining area. The first floor offers three bedroom and a refitted family bathroom. Outside is the aforementioned gravelled off road parking for two cars and an impressive enclosed rear garden ideal for entertaining. The house is well presented and viewing is recommended.

ENTRANCE HALL

Via obscured Upvc double glazed composite door, laminated wood block style flooring, dado rail, radiator with cover, stair case raising to first floor landing, ceiling coving and panelled doors to Lounge/Sitting Room and separate Family Room

LOUNGE/SITTING ROOM

11'11" x 10'11" (3.65m x 3.35m )  
Having double glazed bay window to front, continuation of laminated wood block style flooring, ceiling coving, picture rails, feature fire place with display mantel and hearth housing living flame gas fire and radiator and cover

FAMILY ROOM

12'11" x 10'11" (3.95m x 3.35m )  
Upvc double glazed window to rear, continuation of laminated wood block style flooring, ceiling coving, picture rails, double panelled radiator, exposed brick feature fire place with display hearth housing wood burner, panelled doors to under stairs storage cupboard and Kitchen

KITCHEN

9'4" x 8'4" (2.85m x 2.55m )  
Having a range of high and base level cupboards with drawer space and work tops having complimentary tiled surrounds, one and half bowl single drainer sink unit with mixer tap, four ring gas hob, electric oven, ceramic tiling flooring, ceiling coving, Upvc double glazed window to side and obscured double glazed door to side leading to rear garden, radiator and doorway to Utility Room

UTILITY ROOM

14'9" x 8'2" (4.50m x 2.5m )  
Having work surface areas with appliance space to include plumbing for automatic washing machine plus further ample appliance space, Upvc double glazed window to side, continuation of ceramic tiled flooring, single panelled radiator, walk through to extension Dining Room and door to Cloakroom/WC

CLOAKROOM/WC

Comprising of wall mounted wash hand basin and close coupled WC, continuation of ceramic tiled flooring, obscured double glazed window to side, ceiling coving, wall mounted boiler

DINING ROOM

9'4" x 8'2" (2.85m x 2.5m )  
extended room having Upvc double glazed windows to side and Upvc double glazed French double doors offering outlook and access to rear garden, ceiling spot lights

LANDING

Panelled doors to Three Bedrooms and Bathroom over stairs storage cupboard, loft hatch ceiling coving and dado rails

BEDROOM ONE

14'5" x 11'9" (4.40m x 3.60m )  
Having Upvc double glazed window to front, ceiling coving, picture rails, radiator with cover, ornate feature fire place with display mantel and grate

BEDROOM TWO

9'4" x 8'4" (2.85m x 2.55m )  
Having Upvc double glazed window to rear, ceiling coving and single panelled radiator

BEDROOM THREE

8'4" x 7'0" (2.55m x 2.15m )  
Having Upvc double glazed window to rear, single panelled radiator and ceiling coving

BATHROOM

Three piece suite comprising of pedestal wash hand basin, close coupled Wc and panelled bath with shower and screen over, obscured double glazed window to side and chrome heated towel rail

OUTSIDE FRONT

The front offers gravelled off road parking for two vehicles with path to side and gate leading to rear garden

OUTSIDE REAR

The rear garden is a particular feature to the property with paved and gravelled patio, further patio, outside tap, timber workshop currently being used as storage and gym, power and lighting connected, further garden shed, the remainder of the garden is mainly laid to lawn with deed shrub and flower borders being enclosed by panelled fencing

