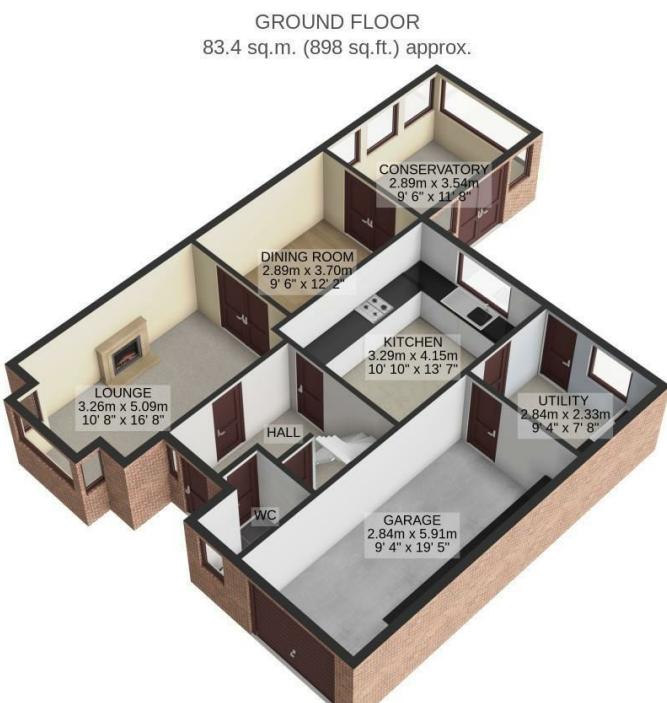
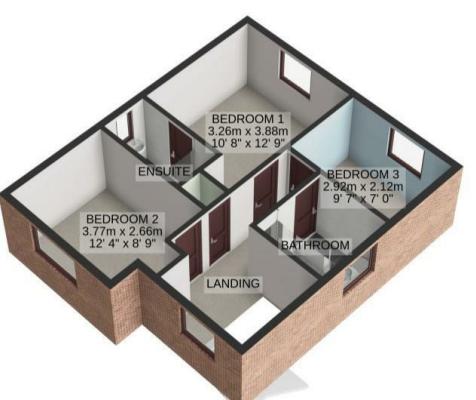


Meissen Avenue, Desborough NN14 2YB



1ST FLOOR
42.3 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA : 125.7 sq.m. (1353 sq.ft.) approx.



Meissen Avenue, Desborough NN14 2YB

- Detached Three Bedroom Property
- Conservatory extension
- Good sized enclosed rear garden
- Off road parking for 3 or more cars
- Refitted ensuite and family shower room
- Private driveway (shared with only 3 other houses)
- Viewing strongly recommended

PRICE
£340,000

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.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIMON
&
CO.
ESTATE AGENTS

IN PERSON VIEWINGS AVAILABLE OF PROPERTY Viewing is recommended of this impressive three bedroom detached family home. Built by Messrs Springfir Estates and accessed via a private driveway (shared with only 3 other properties) the property offers a host of upgrades to include a recently installed Conservatory with solid floor, pitched self cleaning and tinted double glazed roof and bespoke fitted window blinds by Apollo blinds of Northampton. Other benefits include solid engineered oak timber flooring in the hall, Lounge and separate dining room, recently refitted ensuite and main shower rooms and additional parking away from the traditional driveway at the front of the property. The popular location gives easy access to both the road links and train line (station at Market Harborough, Kettering and Corby), is approximately 250 yards from the local infant/junior school and a short walk into the town centre. The overall accommodation comprises entrance hall, guest WC, spacious Kitchen/Breakfast room, Utility room, Lounge with bay window and feature fireplace, separate dining room and the conservatory. The first floor offers a decent landing, three bedrooms with the main room boasting the ensuite shower room with double cubicle and outstanding family shower room. Outside is the aforementioned off road parking and single garage and a good sized enclosed rear garden ideal for entertaining.

ENTRANCE HALL

Enter via obscured Upvc double glazed composite door having matching side screens, double panelled radiator, oak effect wooden flooring, stair case raising to first floor landing, ceiling coving, panelled doors to Cloakroom/Wc, Lounge/Sitting Room and Kitchen/Breakfast Room, further door to under stairs storage cupboard.

CLOAKROOM/WC

Comprising of close coupled Wc and wall mounted wash hand basin, obscured double glazed window to front, ceramic tiled flooring, single panelled radiator and ceiling coving

KITCHEN/BREAKFAST ROOM

13'5" x 10'7" (4.1m x 3.25m)

Having a range of refitted high and base level cupboard units with drawer space and work surface areas with complimentary tiled surrounds, ten bottle wine rack, built in four ring gas hob and electric oven and grill, extractor fan over, stainless steel single drainer sink unit with mixer tap, serving hatch to Dining Room, ceramic tiled flooring, Upvc double glazed window to rear enjoying views over garden, double panelled radiator and ceiling coving, panelled door to Utility Room

UTILITY ROOM

8'8" x 7'0" (2.65m x 2.15m)

Having work surface areas with display unit over, stainless steel single bowl single drainer sink unit, appliance space to include plumbing for dishwasher and further space for tall fridge/freezer, continuation of ceramic tiled flooring, double panelled radiator, Upvc double glazed window and Upvc double glazed door to rear garden further door to Garage

LOUNGE/SITTING ROOM

14'9" min plus bay window x 11'3" (4.5m min plus bay window x 3.45m)

Having Upvc double glazed bay window to front with double panelled radiator under, ceiling coving, feature fire place with display mantel with grate housing living flame coal effect gas fire, continuation oak effect wooden flooring, double doors to Separate Dining Room

DINING ROOM

9'6" x 9'0" (2.90m x 2.75m)

Having Upvc double glazed French doors to Conservatory, continuation of oak effect wooden flooring, double panelled radiator, serving hatch to Kitchen/Breakfast Room, ceiling coving

CONSERVATORY

11'11" x 10'7" (3.65m x 3.25m)

Predominately of brick and Upvc double glazed construction, Upvc double glazed French doors offering outlook and access to rear garden, laminated wood block style flooring and double panelled radiator, bespoke fitted blinds

LANDING

Having panelled doors to Three Bedrooms, Family Shower Room and further door to airing cupboard housing single panelled radiator and shelving space, Upvc double glazed window to front, loft hatch and single panelled radiator

BEDROOM ONE

10'7" mx 10'7" (3.25m mx 3.25m)

Having Upvc double glazed window to rear, single panelled radiator, ceiling coving and panelled door to En-Suite

EN-SUITE

Three piece suite comprising of vanity wash hand basin, low level WC and full tiled shower cubicle, obscured double glazed window to side, complimentary tiled surrounds, shaver point, extractor fan, chrome heated towel rail/radiator and spot lights

BEDROOM TWO

10'7" min plus recess x 8'8" (3.25m min plus recess x 2.65m)

Having Upvc double glazed window to front and single panelled radiator

BEDROOM THREE

9'10" x 7'0" (3m x 2.15m)

Having Upvc double glazed window to rear and single panelled radiator

SHOWER ROOM

6'4" x 6'0" (1.95m x 1.85m)

Refitted three piece suite comprising of vanity wash hand basin close coupled Wc and fully tiled shower cubicle, complimentary fully tiled walls, obscured double glazed window to side, wall mounted chrome heated towel rail/radiator, spot lights, extractor fan and shaver point

OUTSIDE FRONT

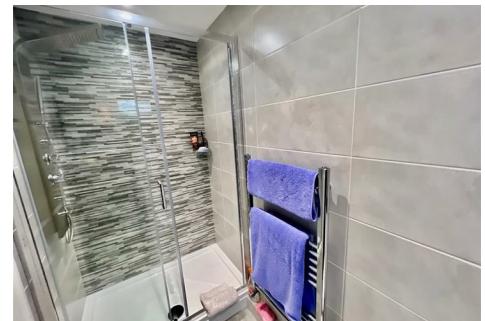
The front of the property is accessed from a private driveway shared with only three other properties, the front offers a open plan lawn garden, block paved parking for several vehicles, giving access to Garage, further parking directly opposite the driveway located with the number 3 parking space, timber panelled fencing to side and gated access to rear garden

GARAGE

Having up and over door, power and lighting connected, eaves storage space, wall mounted boiler, appliance space to include plumbing for automatic washing machine, plus further appliance space, power and lighting connected

OUTSIDE REAR

Having large gloss paved patio, leading onto mostly laid to lawn garden with deep well stocked mature shrub and flower borders, timber shed with concrete base, outside tap and power socket the rear garden is enclosed by timber panelled fencing offering a good degree of privacy



call to view 01536 418100

