

## 14 Langdale, Desborough, NN14 2LA



**£224,950**

Newly re-decorated throughout with brand new carpets and a brand new kitchen, is this three bed semi-detached property located on a pleasant cul-de-sac in the popular town of Desborough. Accommodation briefly comprises; lounge, kitchen/diner landing, three bedrooms and bathroom. Outside there is a lawned front garden, driveway for several cars leading to a single garage and a lawned garden at the rear. Presented to the market through Adams & Jones with no upward sales chain.

*Service without compromise*

Lounge 15'9" x 13'4" (4.80m x 4.06m)



UPVC double-glazed front entrance door. UPVC double-glazed window to front. Gas fire to stone fireplace. Radiator. Archway through to kitchen diner.

(Lounge Photo Two)



Kitchen / Diner 16'0" x 8'9" (4.88m x 2.67m)



Two UPVC double-glazed windows to rear. UPVC rear entrance door. Range of re-fitted, gloss faced wall and floor mounted kitchen units with worktops over and stainless steel sink with mixer tap and drainer inset. Electric oven. Ceramic hob with extractor hood over. Space and plumbing for washing machine. Space for fridge / freezer. Radiator.

Kitchen Area



(Kitchen / Diner Photo Two)



Bedroom One 12'1" x 9'5" max (3.68m x 2.87m max)



Dining Area



UPVC double-glazed window to rear. Radiator.

Bedroom Two 11'4" x 8'7" (3.45m x 2.62m)



First Floor Landing



UPVC double-glazed window to front. Radiator.

Loft access hatch. Cupboard housing re-fitted gas central heating boiler. Hot water tank.

Bedroom Three 8'5" max x 7'0" (2.57m max x 2.13m)



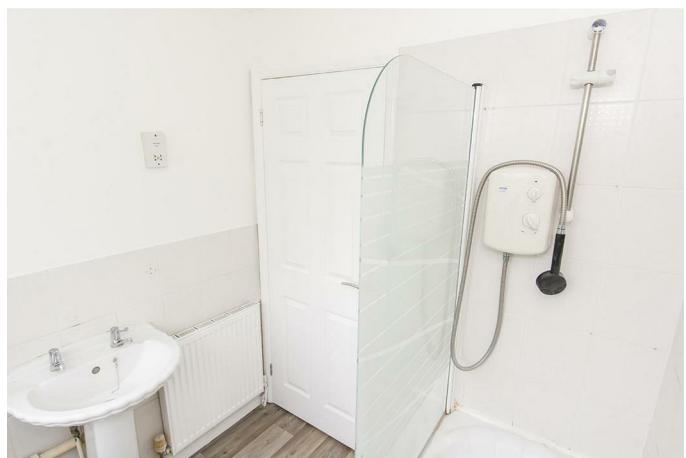
UPVC double-glazed window to front. Built in wardrobe. Radiator.

Bathroom 6'1" x 5'7" (1.85m x 1.70m)



Opaque UPVC double-glazed window to rear. W/C. Wash hand basin. Panelled bath with electric shower and glazed shower screen. Part tiled walls. Shaver point. Radiator.

(Bathroom Photo Two)



Front



Lawned front garden. Driveway for several vehicles leading to garage. (Please note that some slight alterations to the driveway would need to be made to reinstate vehicular access to the rear garage)



## Garage



Sectional construction. Up and over vehicle access door.

## Rear Garden



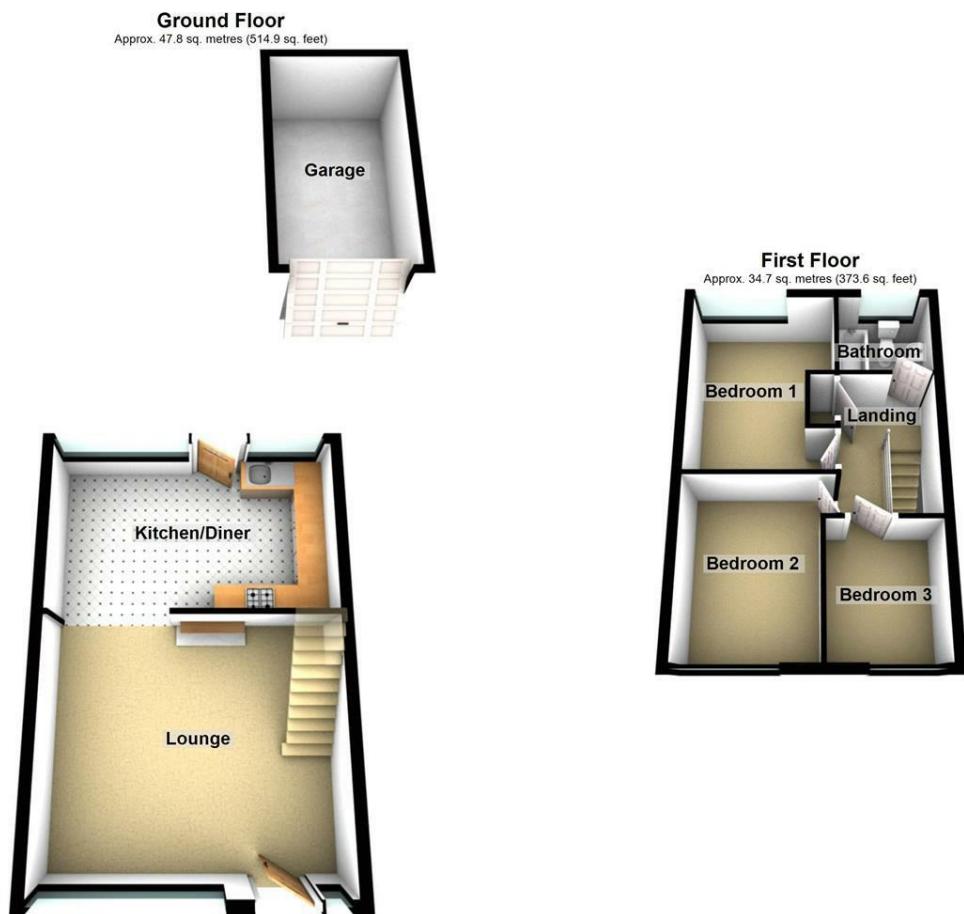
Mainly laid to lawn with paved patio. Enclosed by fencing.

## Rear Aspect

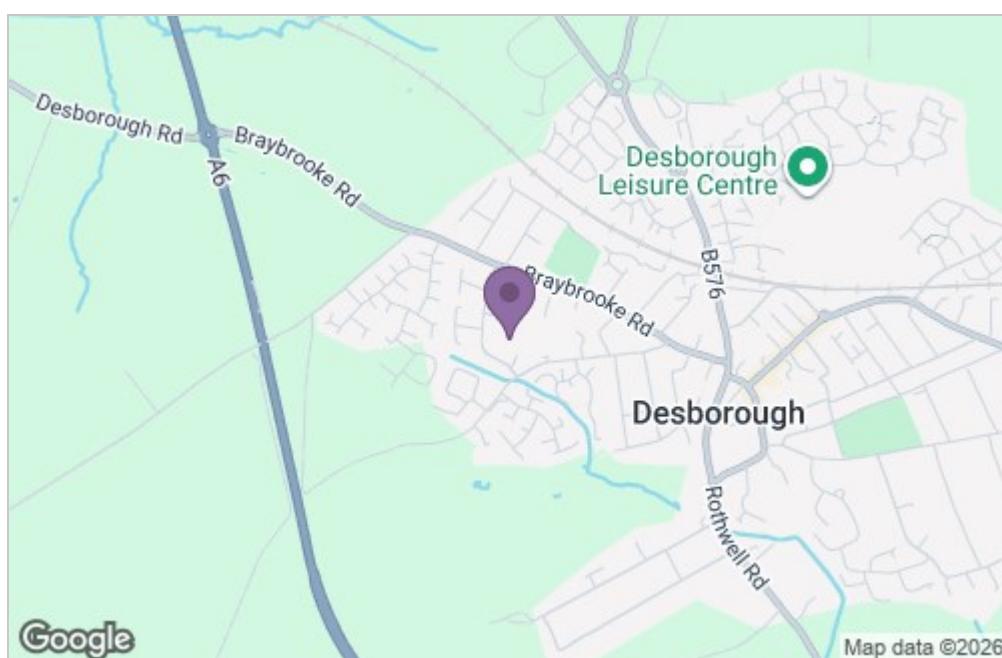


*Service without compromise*

## Floor Plan



## Area Map



## Energy Efficiency Graph

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

**England & Wales**