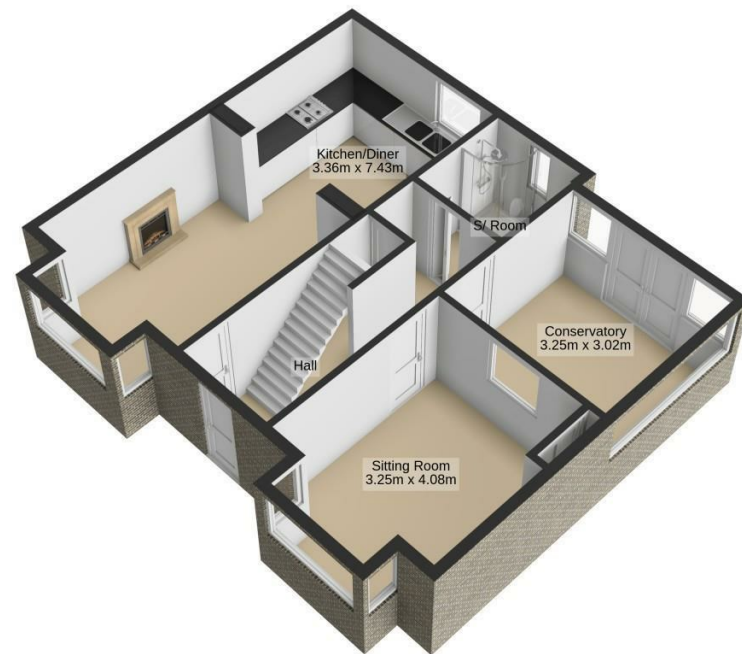
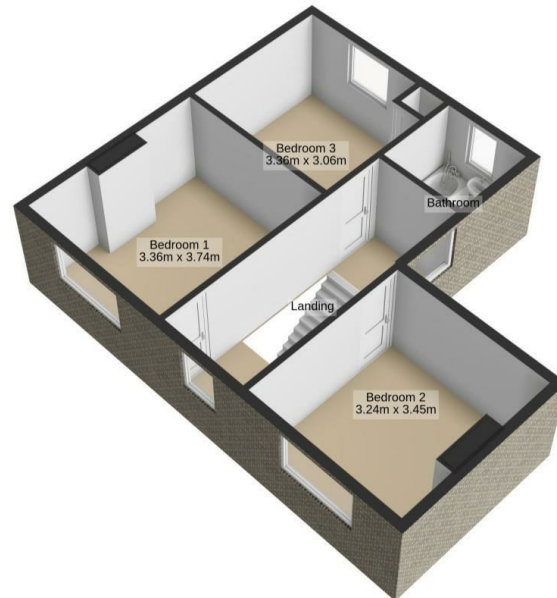


# Nichols Street, Desborough NN14 2QU

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  
**£250,000**  
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.



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



**\*\*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

