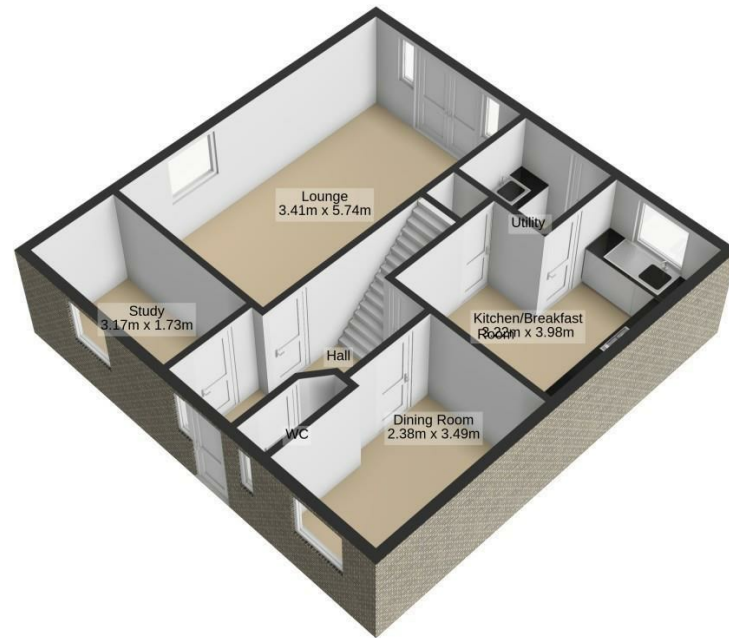
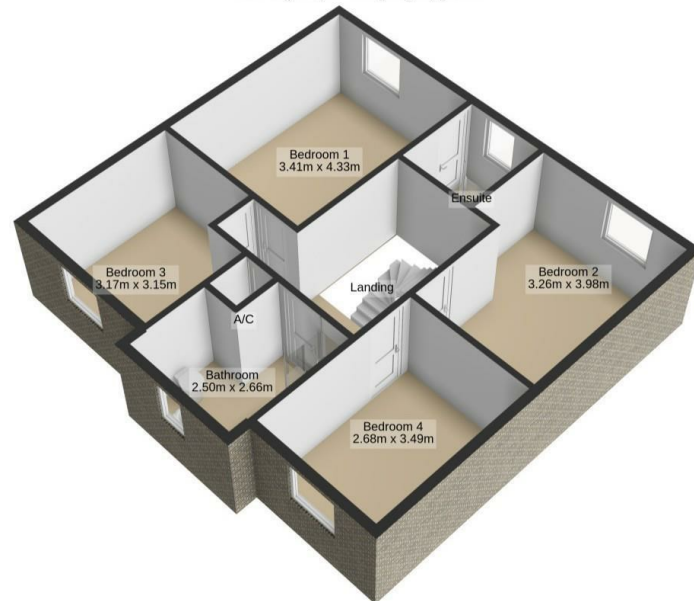


# Arden Road, Desborough NN14 2WJ

Ground Floor  
601 sq.ft. (55.9 sq.m.) approx.



1st Floor  
684 sq.ft. (63.6 sq.m.) approx.



Total Floor Area : 1285 sq.ft. (119.4 sq.m.) approx.



## Arden Road, Desborough NN14 2WJ

- NO CHAIN
- Three reception rooms
- Ample parking and Single Garage
- Four good sized bedrooms
- Popular Location

PRICE  
**£385,000**

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



**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Offered with NO CHAIN is this impressive FOUR double bed roomed detached family home. The house offers three separate reception rooms and other benefits include spacious hall way and landing area, Amtico flooring to parts of the ground floor and an attractive enclosed rear garden. The overall accommodation comprises entrance hall, guest WC, Lounge, Dining Room, Study, Kitchen/Breakfast room and Utility Room. The first floor offers a gallery landing, four double bedrooms with the main bedroom having an ensuite shower room, plus the family four piece bathroom. Outside to a small open plan frontage/garden, shared drive way to side providing tandem off road parking for two car in front of a single garage, plus the aforementioned landscaped enclosed rear garden. Viewing is highly recommended.

### RECEPTION HALL

Via obscured double glazed panelled door, Amtico flooring, stair case raising to first flooring landing, Uovc double glazed window to front, single panelled radiator, panelled doors to Cloakroom/Wc, Study, Lounge/Sitting Room, separate Dining Room and Kitchen/Breakfast Room

### CLOAKROOM/WC

Continuation of Amtico flooring, obscured double glazed window to front, close coupled Wc, pedestal wash hand basin and single panelled radiator

### STUDY

9'10" x 5'6" (3m x 1.7m)  
Having Upvc double glazed window to front and single panelled radiator

### LOUNGE/SITTING ROOM

18'10" x 11'5" (5.75m x 3.5m)  
Good size room with Upvc double glazed window to side and Upvc double glazed French doors with matching side screens, offering outlook and access to rear garden and two single panelled radiators

### DINING ROOM

11'3" x 7'8" (3.45m x 2.35m)  
Having Upvc double glazed window to front and double panelled radiator

### KITCHEN/BREAKFAST ROOM

12'11" x 12'11" max narrowing to 9'10" (3.95m x 3.95 max narrowing to 3m)  
A range of fitted high gloss, high and base level cupboard units with drawer space with work tops, integrated fridge, freezer and dishwasher, further appliance space, stainless steel one and half bowl single drainer sink unit with mixer tap, four ring gas hob and electric oven and grill with hood, extractor and splash backs over, continuation of Amtico flooring, Upvc double glazed window to rear, spot lights and single panelled radiator panelled doors to under stairs storage cupboard and Utility Room

### UTILITY ROOM

Having work surface area, with stainless steel, single bowl, single drainer sink unit with mixer tap, further appliance space to include plumbing for automatic washing machine, obscured double glazed panelled door to rear garden, single panelled radiator, wall mounted boiler and thermostat

### GALLERY LANDING

Having panelled doors to Four Double Bedrooms, Family Bathroom and airing cupboard housing hot water cylinder and shelving, single panelled radiator and loft hatch

### MASTER BEDROOM

14'3" x 11'7" (4.35m x 3.55m)  
Having Upvc double glazed window to rear, single panelled radiator, built in double wardrobes providing clothes hanging and shelving space, thermostat and panelled door to En-Suite

### EN-SUITE

Three piece suite comprising of pedestal wash and basin, close coupled Wc and shower cubicle, tiling to walls, Amtico flooring, Obscured double glazed window to rear, wall mounted heated towel rails/radiator, spot lights to ceiling and extractor fan

### DOUBLE BEDROOM TWO

13'1" x 10'7" (4m x 3.25m)  
Having Upvc double glazed window to rear and double panelled radiator

### DOUBLE BEDROOM THREE

10'7" x 9'10" (3.25m x 3m)  
Having Upvc double glazed window to front and single panelled radiator

### DOUBLE BEDROOM FOUR

11'3" x 8'4" (3.45m x 2.55m)  
Having Upvc double glazed window to front and single panelled radiator

### FAMILY BATHROOM

8'8" x 8'4" (2.65m x 2.55m)  
Four piece suite comprising of panelled bath, pedestal wash hand basin, close coupled Wc and shower cubicle, tiling to walls, Amtico flooring, obscured double glazed window to front, wall mounted heated towel rail/radiator, ceiling spot lights and extractor fan

### OUTSIDE FRONT

The front offers open plan well stock shrub and flower borders with pathway to entrance door

### PARKING AND GARAGE

Having shared driveway offering Tandem parking for two vehicles with and electric car charging point on the drive, leading to single Garage with up and over door, power and lighting contacted and personal door to garden, gated access to rear garden

### OUTSIDE REAR

Having immediate paved patio area, stepping down to further patio leading to shaped lawn and path to deep mature shrub and flower borders, outside tap the rear garden is enclosed by timer panelled fencing



call to view 01536 418100

