



**22 Westmorland Drive, Desborough**

Guide Price **£450,000**



# 22 Westmorland Drive

Desborough, Kettering

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 3 bed detached family home
- Cul-de-sac location
- Gardens to front and large private garden to rear
- Covered swimming pool to rear garden
- Three double bedrooms
- Ensuite shower room to principle bedroom
- Turkish sauna to principle bedroom
- Double garage and large driveway
- 2 reception rooms
- Fitted kitchen and additional utility room





## 22 Westmorland Drive

Desborough, Kettering

Presenting an exceptional opportunity to acquire a unique three-bedroom detached home, perfectly positioned at the end of a peaceful cul-de-sac and offered to the market with no onward chain. This property distinguishes itself from the standard three-bedroom detached, boasting an array of features designed to enhance comfort and lifestyle.



The spacious interior is arranged to provide flexible family living, with three well-proportioned bedrooms, including a principal suite that benefits from an ensuite shower room and the rare luxury of an in-room Turkish sauna (ideal for relaxation and wellness).

The main living areas are generously sized, offering scope for both formal entertaining and informal family gatherings. This exceptional family property is perfect for those seeking to modernise and create their dream home.

Further enhancing the property's appeal is a double garage, providing ample secure parking, complemented by an additional garage accessed via the garden that offers versatile storage solutions for garden equipment, bikes or hobby materials.

The property's layout is thoughtfully designed, ensuring a practical flow between rooms and maximising natural light throughout the day. To the rear, the house opens onto a large, private, north-west facing garden, which is further enhanced by the addition of a covered private swimming pool (perfect for year-round enjoyment and entertaining guests in all seasons).

The setting at the end of the cul-de-sac ensures a sense of privacy and tranquillity, making this home an ideal sanctuary from the bustle of daily life. While some modernisation may be required, this presents a fantastic opportunity for buyers to add their own style and value, capitalising on the property's generous proportions and unique features.

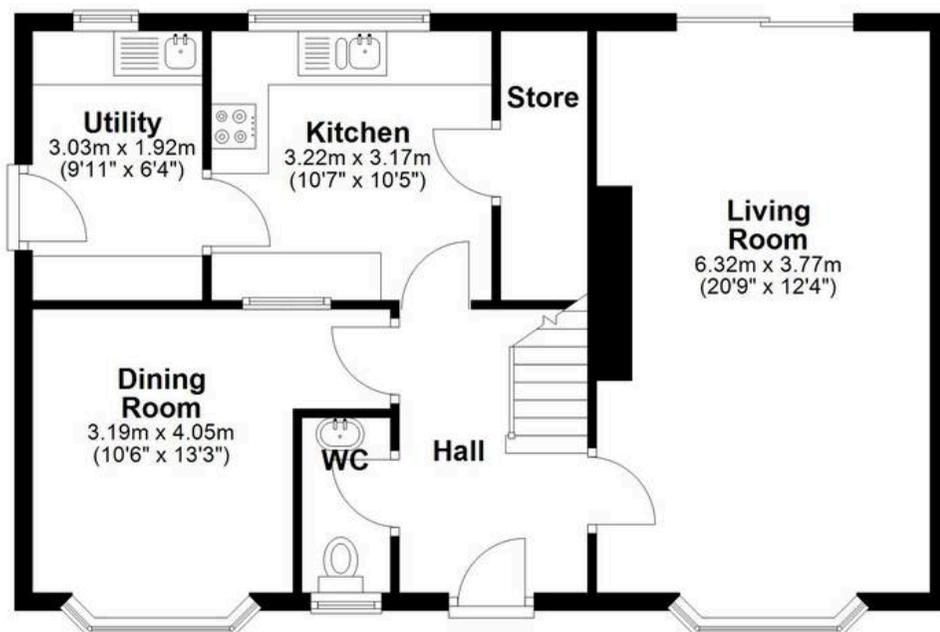
With its impressive range of amenities, including the luxurious sauna, double garage, additional storage garage and covered pool, this home truly offers more than the standard three-bedroom detached property, making it a rare find in today's market.

Early viewing is highly recommended to appreciate the full potential and distinctive lifestyle on offer.



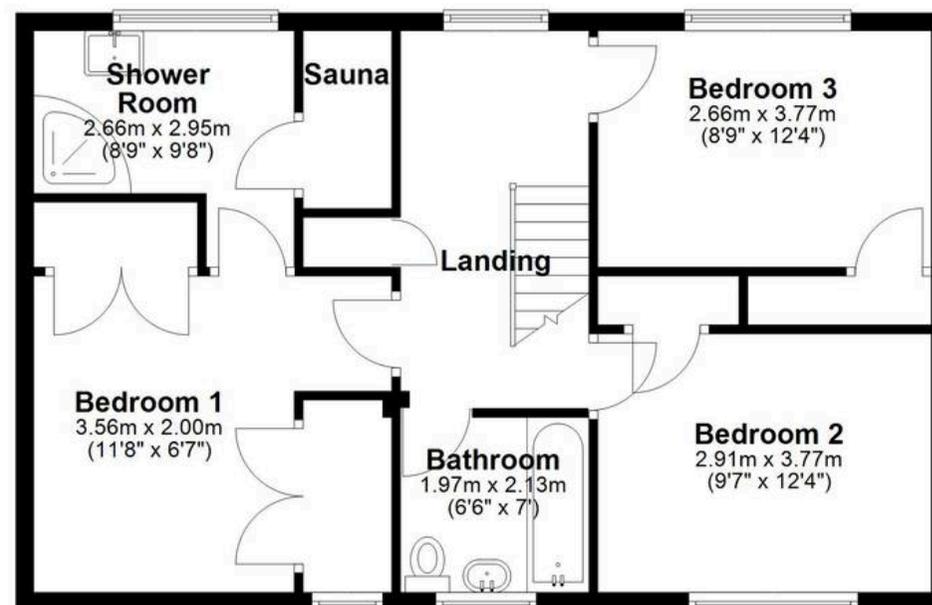
### Ground Floor

Approx. 65.2 sq. metres (701.3 sq. feet)



### First Floor

Approx. 64.1 sq. metres (690.3 sq. feet)

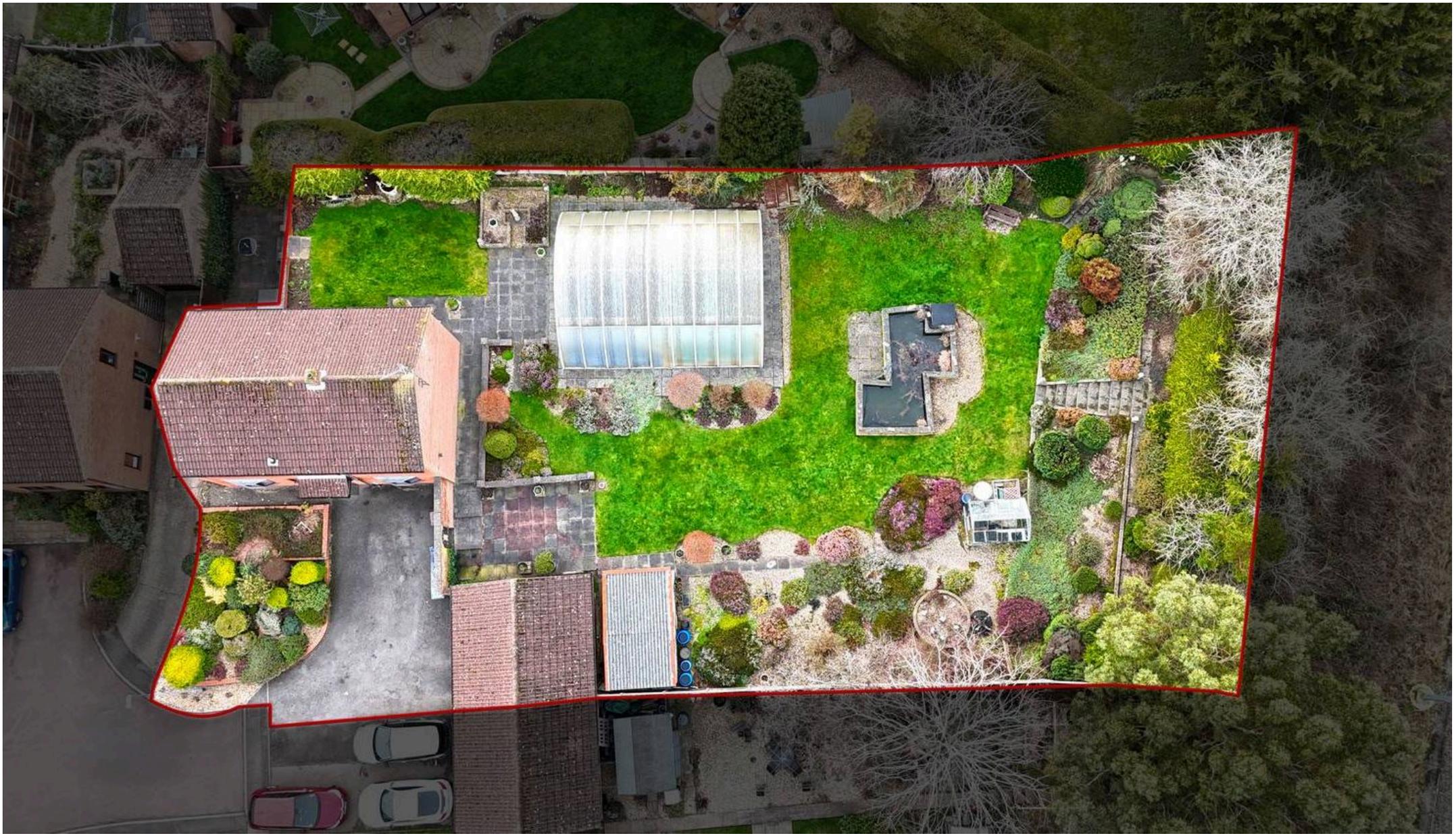


Total area: approx. 129.3 sq. metres (1391.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.  
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.  
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



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