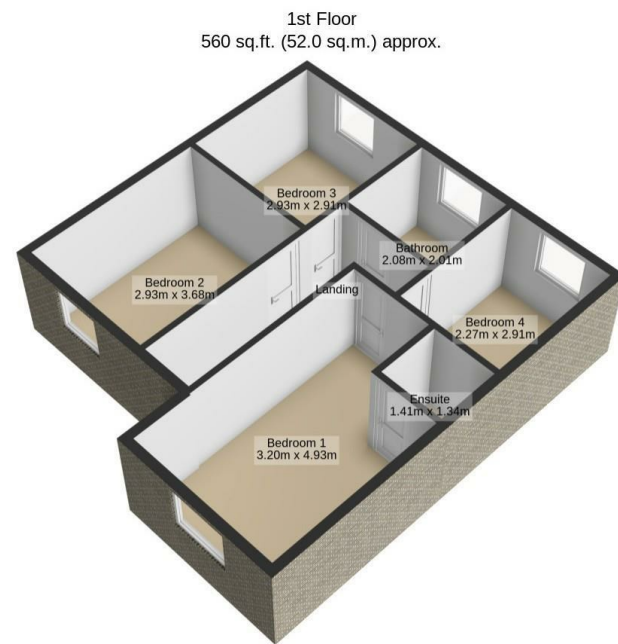
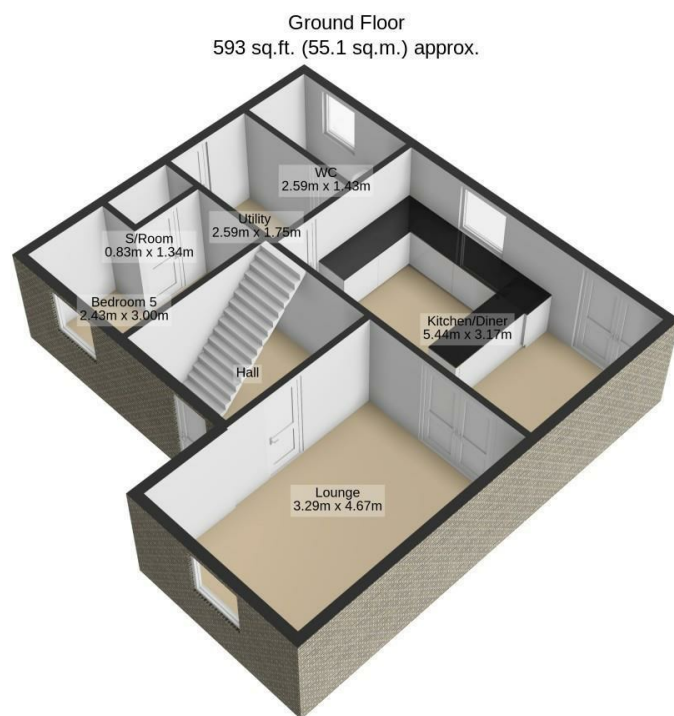


## Green Crescent, Desborough NN14 2FL



Total Floor Area : 1153 sq.ft. (107.1 sq.m.) approx.



## Green Crescent, Desborough NN14 2FL

- Good sized family home
- Five bedrooms
- Converted garage room
- Guest WC
- Ensuite
- Enclosed rear garden
- Off road parking for two cars

PRICE  
**£325,000**  
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.



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**\*\*IN PERSON VIEWINGS AVAILABLE\*\*** Offered for sale is this FIVE bedroom (including garage conversion) detached family home which is gas central heated and Upvc double glazed with other benefits to include side by side off road parking for two cars, a private enclosed rear garden and a converted garage providing potential for the fifth bedroom/family room with shower room. The overall accommodation comprises entrance hall, Lounge, Kitchen/Dining room, Utility room, guest WC and the aforementioned bedroom five/family room with ensuite shower room. The first floor offers four bedrooms with the main boasting an ensuite shower room, plus the family bathroom. Outside is an open plan front garden, with off road parking for two cars and a larger enclosed rear garden with decked patio.

## ENTRANCE HALL

Via obscured double glazed door, single panelled radiator, stair case raising to first floor landing, door to Lounge/Sitting Room

## LOUNGE/SITTING ROOM

15'3" x 10'11" (4.65m x 3.35m )

Having Upvc double glazed window to front, single panelled radiator and double doors to Kitchen/Dining Room

## KITCHEN/DINING ROOM

10'4" x 18'6" (3.15m x 5.65m )

Having a range of high and base level cupboard units with drawer space and work tops, stainless steel one and half bowl single drainer sink unit with mixer tap, appliance space to include plumbing for dishwasher, four plate electric hob and electric oven and grill, extractor and hood over, Upvc double glazed window to rear, breakfast bar area opening to dining area offering French double doors offering outlook and access to rear garden, double panelled radiator, panelled door to Utility Room and Family Room/Bedroom Five

## UTILITY ROOM

5'4" x 8'0" (1.65m x 2.45m )

Work surface areas to include appliance space to include plumbing for automatic washing machine, and further appliance space, single panelled radiator, wall mounted boiler, obscured double glazed door to side to rear garden and door to Cloakroom/Wc

## CLOAKROOM/WC

Comprising of pedestal wash hand basin and close coupled Wc, obscured double glazed window to rear and single panelled radiator

## FAMILY ROOM/BEDROOM FIVE

9'8" min plus door recess x 8'0" (2.95m min plus door recess x 2.45m )

Having Upvc double glazed window to front, double panelled radiator, spot lights and door to En-Suite Shower Room

## EN-SUITE SHOWER ROOM

Comprising of pedestal wash hand basin, fully tiled double shower cubicle, spot lights, extractor fan

## FIRST FLOOR LANDING

Doors to Four Bedrooms, Bathroom, over stairs storage cupboard and loft hatch

## DOUBLE BEDROOM ONE

10'4" min plus door recess x 10'11" min plus wardr (3.15m min plus door recess x 3.35m min plus wardro)

Having Upvc double glazed window to front, double panelled radiator, built in over stairs storage cupboard and door to En-Suite

## EN-SUITE

Comprising close coupled Wc, pedestal wash hand basin and fully tiled shower cubicle, single panelled radiator and extractor fan

## DOUBLE BEDROOM TWO

9'4" x 12'3" (2.85m x 3.75m )

Having Upvc double glazed window to front and single panelled radiator

## DOUBLE BEDROOM THREE

9'0" x 9'8" (2.75m x 2.95m )

Having Upvc double glazed window rear and single panelled radiator

## BEDROOM FOUR

9'8" x 7'0" (2.95m x 2.15m )

Having Upvc double glazed window to rear and single panelled radiator

## BATHROOM

6'6" x 6'4" (2m x 1.95m )

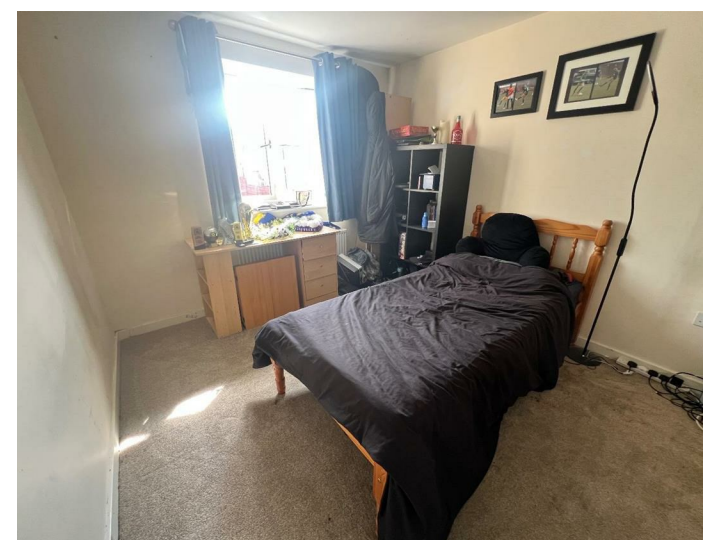
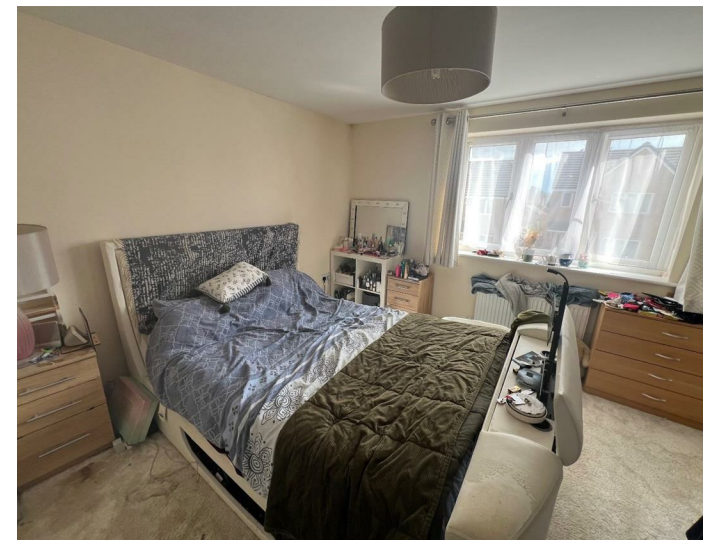
Three piece suite comprising of close coupled Wc, pedestal wash hand basin and twin grip panelled bath, chrome heated towel rail/radiator obscured double glazed window to rear and extractor fan

## OUTSIDE FRONT

The front offers side by side parking for two vehicles with lawn area and gated side access to rear garden

## OUTSIDE REAR

The rear garden has immediate decking and patio area with shaped lawns with deed shrub and flower borde4rs, timber garden shed and outside tap, the rear garden is enclosed by timber panelled fencing offering a good degree of privacy



call to view 01536 418100

