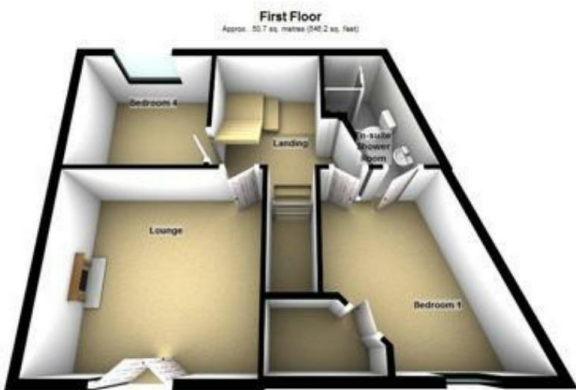


Thistle Drive, Desborough NN14 2JL



11



Thistle Drive, Desborough NN14 2JL

- FOUR Bedrooms
- Very well presented throughout
- New Boiler fitted January 2026
- Carport/Garage
- South low maintenance rear garden and additional area to side
- Viewing recommended

PRICE
£300,000

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



Thistle Drive, Desborough NN14 2JL

PRICE £300,000 FREEHOLD

**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** Impressive FOUR Bedroom semi-detached home with Garage/carport and enclosed South aspect and rear garden. Gas central heated with newly fitted boiler in January 2026 and double glazed throughout. Entrance Hall, Cloakroom/WC, good size Kitchen/Dining room with patio door opening onto the rear garden. First floor to Lounge/sitting room, Master bedroom with en-suite and also the fourth bedroom. Second Floor to two further good sized bedrooms. Outside offers front gravel area with path to entrance door and enclosed rear and side garden thoughtfully designed for low maintenance, being mostly gravelled. Timber shed and summer house.

Approx floor area 109 sq.m (1,170 sq.ft)

ENTRANCE HALL

Accessed via opaque double glazed front door. Double glazed window to the front. Wood laminate flooring. Radiator. Stairs rising to the first floor. Doors to Kitchen/Dining Room and Cloakroom/Wc, telephone point

CLOAKROOM/WC

Pedestal wash hand basin and low level WC. Radiator. Wood laminate flooring. Extractor fan.

KITCHEN/FAMILY ROOM

13'10" max x 10'0" max x plus 11'8" max x 9'8" max (4.22m max x 3.05m max x plus 3.56m max x 2.95m max)
Range of modern fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Space and plumbing for dishwasher and automatic washing machine. Stainless steel single sink and drainer. Ceramic tiled flooring. Spacious understairs larder. Two radiators. Double glazed window to the front elevation. Double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING

Stairs rising to the second floor. Wood laminate flooring. Double glazed velux window. Radiator. Doors to rooms.

LOUNGE/SITTING ROOM

13'3" x 12'7" (4.06m x 3.84m)
Double glazed French doors opening out to a Juliet balcony at the front. Solid oak flooring. Feature electric fire and surround. Two radiators. Television point. Telephone point.

MASTER BEDROOM

12'7" x 10'4" (3.84m x 3.15m)
Double glazed window to the front. Wood laminate flooring. Spacious walk in wardrobe with light. Radiator and Door to En - Suite Shower Room

EN-SUITE SHOWER ROOM

Tiled double shower cubicle with shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator and Extractor fan.

BEDROOM FOUR

9'1" x 8'7" (2.79m x 2.62m)
Double glazed window to the rear elevation. Wood laminate flooring. Radiator.

SECOND FLOOR LANDING

Double glazed velux window. Airing cupboard housing lagged hot water tank and newly installed boiler in January 2026. Access to insulated loft space. A multiplexer in the loft gives reception/distribution to multi cables/socket panel in lounge. Doors to rooms. loft space with light and raised flooring (part)

BEDROOM TWO

15'1" x 10'0" (4.62m x 3.05m)
Double glazed window to the front. Radiator.

BEDROOM THREE

11'6" x 9'3" (3.51m x 2.82m)
Double glazed window to the front. Built in wardrobes. Radiator.

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Opaque double glazed velux window.

OUTSIDE REAR

South aspect rear garden, having been gravelled and paved for low maintenance. There are raised flower beds and a timber garden shed plus a Shed/Summer house. The garden is enclosed by timber fencing and brick walls.

CARPORT/GARAGE

19'1" x 8'11" (5.84m x 2.74m)
Remote controlled up and over door. Power and lighting. Double gates and double doors opening to the rear garden giving a drive through access to rear

SHED/SUMMER HOUSE/HOME OFFICE

Quality shed/summer house which is fully boarded and insulated with lighting connected and electric wall mounted heater.



call to view 01536 418100

