40 Arden Road, Desborough, Kettering NN14 2WJ
Offers Over £382,000

Lucas Estate Agents are pleased to be offering this 4 double bedroom, detached house to the market with parking for 2 cars and featuring a separate single garage. Sitting on an enviable plot, the property benefits from a large green area to the front as well as a wide private family garden and multiple pocket parks within the area. Walking into the front door you are met with a generous entrance hallway with stairs to first floor and doors to all downstairs rooms. To the right you have a guest WC and left is the study/office with a lovely view of the front greenery. The large lounge has dual aspect windows and is flooded with light from the end French doors that open on to the patio. This room comfortably fits multiple sofas and other lounge furniture. The dining room is a great multi purpose space having previously been used as a dining room, playroom and now second home office. The kitchen/breakfast room has been recently updated with resprayed cabinets and a new hob and sink and features a Brita filtered water tap. The handy utility room houses the washer and dryer and has access to the garden. Upstairs you will find a lovely open landing giving good communal space and easy access to all rooms. The master bedroom is a large room with built in wardrobes and features a spacious ensuite shower room. Bedroom 2 also has built in wardrobes and has space for a double bed and other furniture. Bedrooms 3+4 are big rooms with space for double beds and wardrobes and feature views of the rear garden. The 4 piece family bathroom features a separate shower and bath along with sink and toilet.

Tenure: Freehold
Energy Rating: B
Council Tax Band: E

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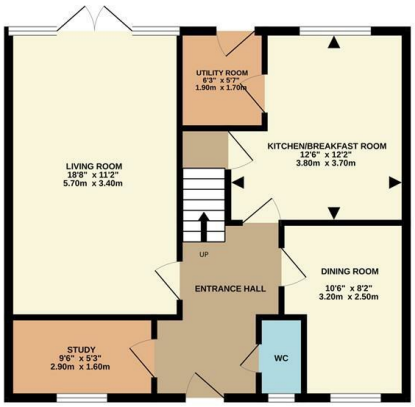
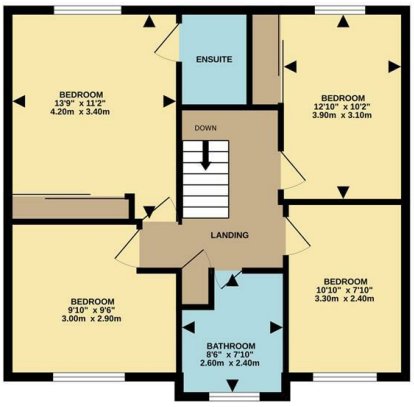
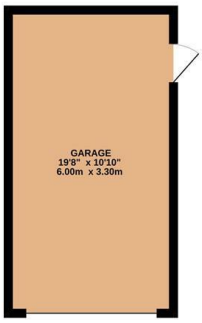
GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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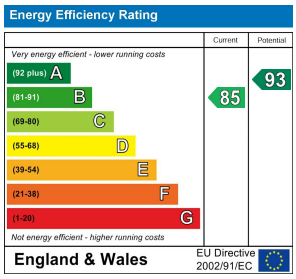
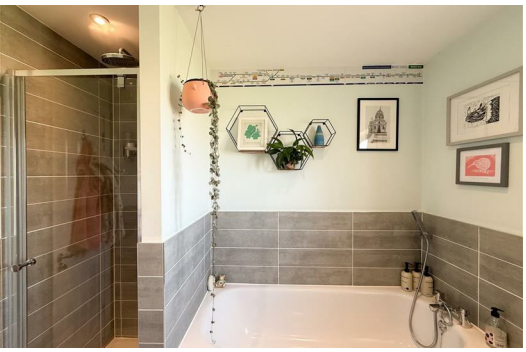
- 4 Double Bedroom Detached House
- Single Garage with Garden Access
- Parking for 2 Cars
- Electric Car Charger
- Solar Panels
- Fronts onto Green Space





2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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