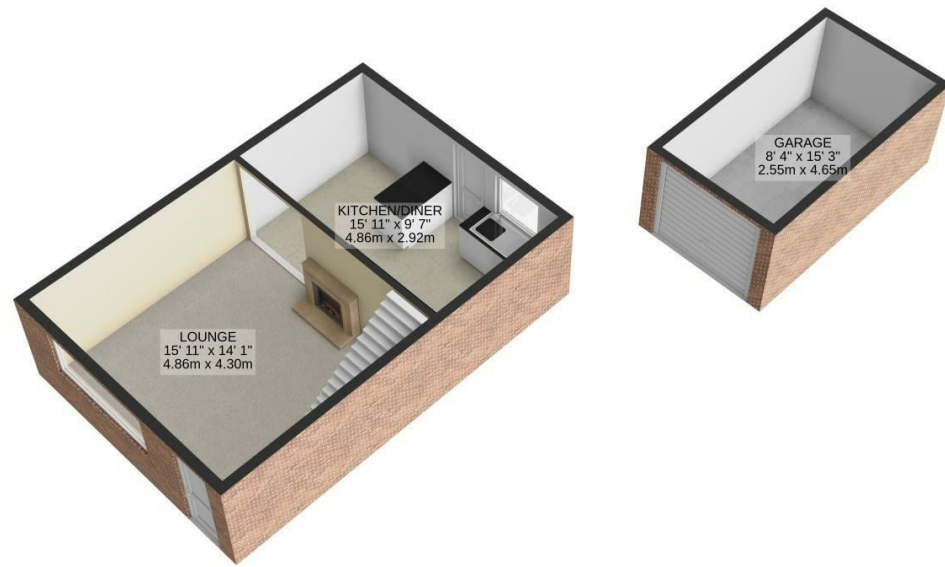
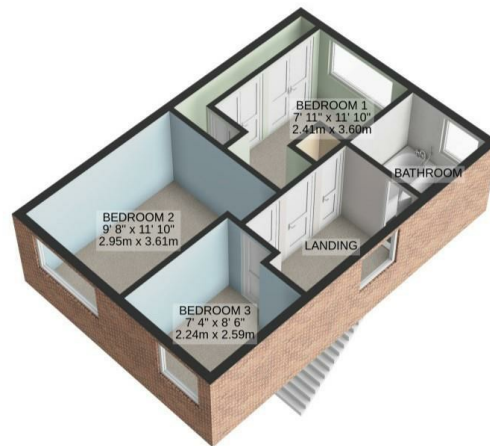


# Langdale, Desborough NN14 2LA

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.



## Langdale, Desborough NN14 2LA

- KEYS IN OFFICE - VIEW TODAY - Three bedrooms
- No onward Chain
- Brand New Kitchen, New flooring and redecorated throughout
- Gas central heated (New boiler 2024)
- Parking & Garage
- Cul-De-Sac

PRICE  
**£200,000**  
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.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk



**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Offered with NO CHAIN and a with brand new Kitchen, new flooring and completely decorated throughout is this modern three bedroom semi-detached house with parking and detached Garage located within pleasant Cul-De-Sac. Gas central heating (New Boiler 2024) and double glazed. Entrance door opening into Lounge/sitting room through to Dining area and Kitchen. Landing to the bathroom and three bedrooms. Gardens front and rear.

## ENTRANCE

Via opaque double glazed panelled door with side screen, opening into Lounge/Sitting Room

## LOUNGE/SITTING ROOM

15'11" x 11'10" (4.87m x 3.61m )

Incorporating open tread stair case to first floor landing, stone feature fireplace leading to Tv/stereo display, double glazed window to front and double panelled radiator and walk through to Kitchen/Dining Room

## KITCHEN/DINING ROOM

15'11" max x 8'10" (4.87m max x 2.70m )

The dining area having double panelled radiator, double glazed window to rear and walk through to the kitchen area, offering a range of BRAND NEW high and base level cupboard units with drawer space and work tops having tiled surrounds, four ring hob, extractor over and built in oven, appliance space including plumbing for automatic washing machine/dishwasher, single drainer sink unit with mixer tap, further appliance space, double glazed window and door to rear garden

## LANDING

Having single panelled radiator, loft hatch, panelled doors to Three Bedrooms, bathroom and linen cupboard

## BEDROOM ONE

8'10" plus door recess x 8'8" (2.70m plus door recess x 2.66m )

Having double glazed window to front and single panelled radiator

## BEDROOM TWO

12'5" max x 9'7" max narrowing to 6'0" min (3.79m max x 2.93m max narrowing to 1.83m min )

To front of a range of fitted wardrobes and drawer space, double glazed window to rear and radiator

## BEDROOM THREE

8'5" x 8'2" max (2.58m x 2.51m max )

Incorporating over stairs shelved cupboard, double glazed window to front and single panelled radiator

## BATHROOM

Comprising pedestal wash hand basin, close coupled Wc and panelled bath with screen and shower over, all having tiled surrounds, single panelled radiator and opaque double glazed window to rear

## OUTSIDE FRONT

The property has off road parking for several vehicles leading to Garage, lawn garden and path to entrance door

## GARAGE

18' x 6' (5.49m x 1.83m )

Detached single garage with up and over door

## OUTSIDE REAR

The rear garden having elevated paved patio and pathway leading to timber shed, lawn gardens

