



### Sycamore Drive, Desborough NN14 2YH

- Two double bedrooms
- NO CHAIN
- Conservatory
- Refitted Shower room
- Block paved drive with parking for 2 to 3 cars
- Low maintenance rear garden

PRICE  
**£190,000**  
 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 AND VIDEO VIEWINGS AVAILABLE\*\*** Offered for sale with NO CHAIN is this well presented TWO double bedroom end of terrace house, which has been extended by way of a conservatory. The house is gas central heating and replacement Upvc double glazed. Other benefits include a block paved driveway providing off road parking for two/three cars, a refitted shower room and low maintenance enclosed rear garden. The overall accommodation comprises entrance hall, kitchen, Lounge and conservatory. The first floor offers the two double bedrooms and shower room. Outside is an open plan front garden with block paved drive way to the side of the property and the aforementioned low maintenance enclosed rear garden. Viewing is recommended.

## ENTRANCE HALL

Via obscured double glazed panelled door, staircase raising to first floor landing, laminated wood block style flooring, radiator and panelled doors to Kitchen and Lounge/Sitting Room

## LOUNGE/SITTING ROOM

14'1" x 11'8" (4.31m x 3.58m )

Having sliding patio doors offering access to Conservatory, and access to rear garden and single panel radiator, feature fire place with gas fire

## KITCHEN

7'5" max x 9'9" (2.28m max x 2.99m )

Offering a range of high and base level cupboard units with drawer space and work surface areas having tiled surrounds, single drainer sink unit with mixer tap, space and plumbing for automatic washing machine. four ring gas hob with oven below and extractor fan over, further appliance space for tall fridge/freezer and laminated wood block style flooring, Upvc double glazed Window to front, wall mounted boiler

## CONSERVATORY

9'6" x 9'0" (2.9m x 2.75m )

Predominately of brick and Upvc double glazed construction, laminated wood block sty flooring, double panelled radiator, Upvc double glazed French doors offering outlook and access to rear garden

## LANDING

Having doors to two Bedrooms and Shower room, double glazed to side, loft hatch to part boarded loft space

## BEDROOM ONE

11'8" x 8'9" (3.58m x 2.69m )

Having window to rear with single panel radiator under

## BEDROOM TWO

11'11" max plus overstairs storage cupboard x 8'2" (3.65m max plus overstairs storage cupboard x 2.5m )

Having window to front with single panel radiator under, built-in cupboard with shelving housing hot water tank

## SHOWER ROOM

Recently fitted three piece suite comprising low level Wc, vanity wash hand basin with mixer tap ad step in shower cubicle and heated towel rail/radiator, extractor fan

## OUTSIDE FRONT

The front has lawn garden with shrub and flower borders leading to driveway and entrance door, outside tap

## PARKING

Block paved off road parking for serval vehicles, timber gate to rear garden

## OUTSIDE REAR

The rear garden is landscaped for low maintenance offering immediate paved patio area, artificial lawn with raised shrub and flower borders, large timber shed, covered side porch, the rear garden is enclosed by panelled fencing offering a good degree of privacy



call to view 01536 418100

