



Sycamore Drive, Desborough NN14 2YH

- Two Bedrooms
- Gas Central Heated, Upvc double glazed and newly decorated and floorings throughout
- Off Road Parking x 2
- Cul-De-Sac
- Near to Countryside
- Viewing Recommended

PRICE
£975
PCM

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 VIEWS AVAILABLE **** Occupying a pleasant Cul-de-Sac position with double off road parking and enclosed rear garden is this modern end of row townhouse. Gas central heated, double glazed and new flooring and redecoration throughout . Entrance Hall, Kitchen with built ion cooking facilities and Lounge/sitting room with double doors onto rear garden. Landing to two bedrooms and bathroom. Sorry preferably no PETS. No SMOKERS and minimum 12 months

ENTRANCE HALL

Via glazed and timber panelled door, Stylish tile floor, staircase raising to first floor landing, radiator and panelled doors to Kitchen and Lounge.

LOUNGE

14'9" x 11'8" (4.52m x 3.56m)
Having new double glazed French patio door offering outlook and access to rear garden, single panel radiator, dado rail, TV point

KITCHEN

9'8" x 5'4" min extending to 7'4" max (2.95m x 1.65m min extending to 2.26m max)
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. Window to front elevation

LANDING

Having doors to two Bedrooms and Bathroom, access to loft via hatch and power points.

BEDROOM ONE

11'8" x 8'7" (3.56m x 2.64m)
Having window to rear elevation, single panel radiator.

BEDROOM TWO

8'11" x 8'2" (2.74m x 2.51m)
Window to front, single panel radiator, built-in airing cupboard housing hot water cylinder and shelving above.

BATHROOM

Three piece suite comprising close couple WC, pedestal wash

hand basin and twin grip panelled bath with mixer tap incorporating shower fitment. Single panel radiator, strip panelled ceiling and extractor fan.

OUTSIDE

Off road parking for two vehicles. The rear garden having mainly grassed with borders for flowers and shrubs and being enclosed by timber panelled fencing, patio area.

DIRECTIONAL NOTE

Take a left out of the Rothwell office, continue over the roundabout towards Desborough, upon arrival into Desborough take the first right into Lower Street, right into Dunkirk Avenue continue to the bottom of the road taking a right onto Rushton Road, last right into Sycamore Drive where the property can be located on the left hand side



call to view 01536 418100

