

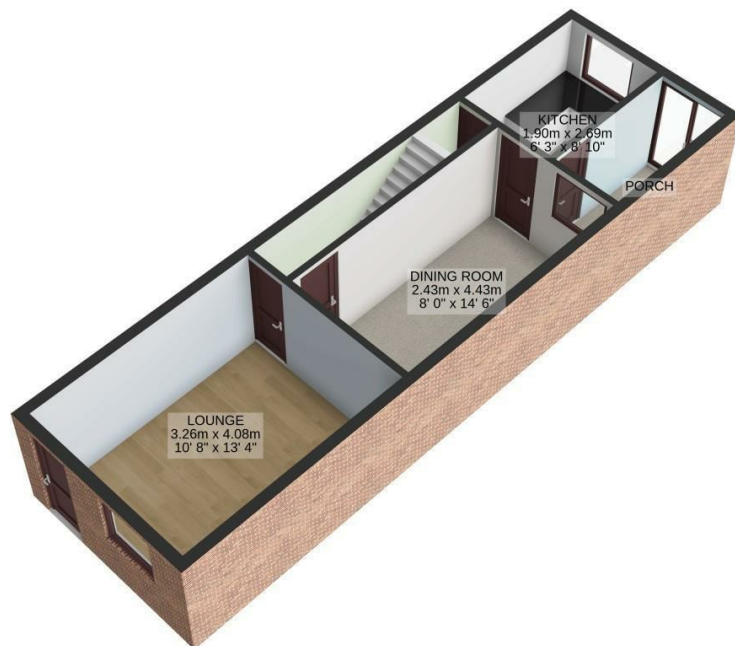
## Gladstone Street, Desborough NN14 2QT

1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 69.4 sq.m. (747 sq.ft.) approx.

GROUND FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



## Gladstone Street, Desborough NN14 2QT

- Two Double Bedrooms
- Two Separate Reception Rooms
- Gas Central Heated
- Double Glazed
- Rear Garden
- No Chain

PRICE  
**£155,000**  
OFFERS OVER

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 AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*** Offered with NO CHAIN is this spacious two bedroom terrace house ideally situated near to town centre, shops and local schools. The house is well presented and offers both gas central heating and double glazing. Other benefits include two separate reception rooms. The overall accommodation comprises entrance into lounge, separate dining room, kitchen and rear porch. The first floor has the landing leading to two good sized bedrooms and Bathroom. Outside is a rear Garden. Viewing is recommended.

### ENTRANCE

Enter via upvc double glazed obscure door into Lounge/Sitting Room

### LOUNGE/SITTING ROOM

13'4" x 10'6" (4.08m x 3.22m)

Having arched obscure top light, upvc double glazed window to front, 'Adams' style feature fire place with display mantle and grate,, coved ceiling, TV and telephone points, built in meter cupboard and further door into inner hall.

### INNER HALLWAY

Further door to separate dining room and staircase to first floor landing.

### DINING ROOM

11'8" x 10'6" (3.57m x 3.22m)

Double glazed window to rear, smooth ceiling with coving, single panel radiator, ornate fireplace with display mantle and grate and further door to kitchen.

### KITCHEN

8'7" x 6'3" (2.62m x 1.92m)

Obscure upvc double glazed door to side into Rear Porch, double glazed window to rear, ceramic tiled floor. Refitted Kitchen comprising of a range of wall and base units with roll top work surfaces and tiled splash backs, built in stainless steel cooking facilities consisting of an electric oven with four ring gas hob above and extractor fan and hood, plumbing and space for automatic washing machine, stainless steel single bowl single drainer sink unit with mixer tap and partition door to under stairs storage space/pantry.

### REAR PORCH

6'3" x 5'6" (1.92m x 1.7m)

Sliding double glazed patio doors to rear leading into rear garden, double Perspex roof, single radiator, power and lighting connected, part exposed brick wall to side elevation.

### FIRST FLOOR LANDING

Doors to all rooms, steps down into bathroom and loft hatch.

### BEDROOM ONE

16'5" x 10'7" (5.01m x 3.24m)

Good size double bedroom with two upvc double glazed windows to front and single panel radiator.

### BEDROOM TWO

11'7" x 7'8" (3.54m x 2.35m)

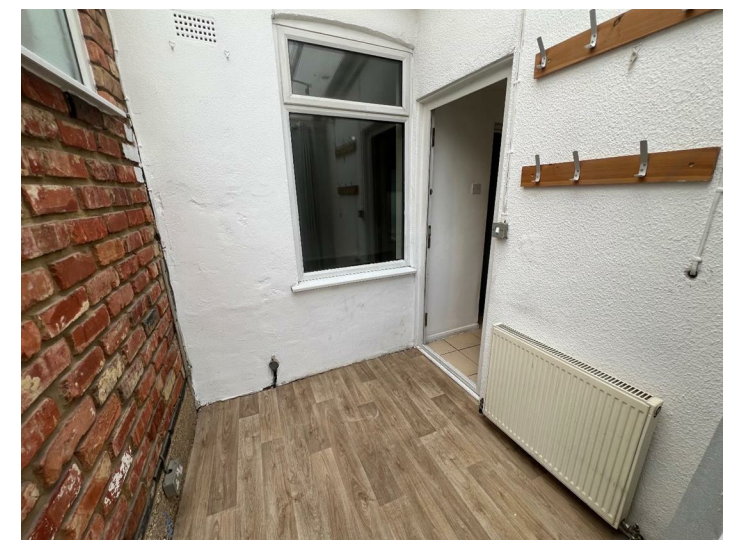
Double room with double glazed window to rear and double panel radiator.

### BATHROOM

Obscure double glazed window to rear, three piece suite comprising of bath with telephone style shower attachment, splash back tiles to dado height, pedestal wash hand basin and low level WC. Single panel radiator, textured ceiling and further door to airing cupboard housing boiler and shelved storage space.

### REAR GARDEN

Rear Garden: Hard standing and paved patio areas, shrub borders. Pathway leading down to brick built two sheds, shared pedestrian access with neighbouring properties which in turn leads to side entry way.



call to view 01536 418100

