

## Braybrooke Road, Desborough NN14 2LJ



GROUND FLOOR



1ST FLOOR



## Braybrooke Road, Desborough NN14 2LJ

- Two Double Bedroom
- Stylish and very well presented throughout
- Extended to ground floor
- South aspect low maintenance landscape garden
- Built in Kitchen appliances
- Modern Bath and Shower room
- AVAILABLE FROM LATE JULY 2026

PRICE  
£1,150

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 \*\* AVAILABLE FROM LATE JULY 2026** An outstanding TWO DOUBLE bedroom extended terrace home with Landscape South aspect rear garden. Offering good size and very well presented stylish living with full gas central heating and double glazing throughout. Porch, Entrance Hall Bay fronted Lounge through Dining room, modern kitchen with interrogated Dishwasher, washing machine, Fridge/freezer, oven and hod. Break/Dining table area. Landing to Modern Bath & Shower room and two good bedrooms. **VIEWING RECOMMENDED**

### ENTRANCE PORCH

Via Upvc double glazed panelled door with further glazed panelled door to Entrance Hall

### ENTRANCE HALL

Having solid wood block style flooring and wall panelling, stair case raising to first floor landing radiator and double power point and glazed door to Lounge/Dining Room

### LOUNGE/DINING ROOM

25'6 into bay x 12' max (7.77m into bay x 3.66m max )

The lounge area having Upvc double glazed bay window to front having double panelled radiator, feature fire surround with living flame coal effect gas fire, solid wood flooring through to dining room area having Upvc double glazed window to rear, further double panelled radiator and door to Kitchen/Breakfast Room

### KITCHEN/BREAKFAST ROOM

20'6 x 7'9 (6.25m x 2.36m )

Offering a comprehensive range of modern high and base level cupboard units with drawer space and work tops, one and half bowl single drainer sink unit with mixer tap, integrated appliances to include fridge/freezer, dishwasher, washing machine and built in hob and oven and extractor, double glazed window to side, tiled flooring, double panelled radiator, under stairs storage cupboard, walk through to breakfast area having double glazed door and window overlooking Southernly aspect rear garden

### LANDING

Having panelled doors to Two Double Bedrooms and Bath/Shower Room, over stair storage cupboard and loft hatch

### DOUBLE BEDROOM ONE

15'2 max x 11'1 (4.62m max x 3.38m )

Having two Upvc double glazed windows to front and radiator

### DOUBLE BEDROOM TWO

11'9 x 9'5 (3.58m x 2.87m )

Having double glazed window to rear and radiator

### BATH/SHOWER ROOM

Modern four piece suite comprising Wc, pedestal wash hand basin and separate shower cubicle, opaque double glazed window to rear and radiator

### OUTSIDE FRONT

To the front there is a small front garden area with brick retaining wall and gate with path leading to entrance door

### OUTSIDE REAR

The rear garden is an additional feature to the property enjoying a Southernly aspect, having immediate paved patio, side gateway and steps down to larger mostly slated garden with shrub borders, shed located to the rear of the garden, the rear garden is bordered by panelled fencing



call to view 01536 418100

