



28 Union Street, , NN14 2RH £280,000

Lucas Estate Agents are pleased to be offering this one-of-a-kind detached property to the market sitting close to local amenities in the heart of Desborough. Having been recently refurbished top to bottom, this property benefits from a new boiler, new electrics, new kitchen, new bathroom to name just some of the work. Walking into the front door you are welcomed into the bright hallway with a door on your left leading to the kitchen/diner. This room has been extensively refurbished with a brand new kitchen which includes a central island with feature extractor unit, and at the dining end you are flooded with natural light from the deep bay window. This room has plenty of space for a large dining table plus extra seating. Down the hallway you will find the guest WC which has been added by the current vendors consisting of a toilet and handwashing basin. The sun room is a fantastic space with floor to ceiling windows with views of the beautiful garden and is currently being used as an additional lounge area. This could however be used as a play room or even a larger dining room. Into the formal lounge and you will find space for many sofas and chairs plus the feature log burner and bay window. Up the stairs and you come onto the bright and spacious landing with doors to all 3 bedrooms and the bathroom. Bedroom 1 is currently being used as a dressing room and is a large double bedroom flooded with light looking onto the front aspect. Bedroom 2 is a lovely double room also at the front of the house. Bedroom 3 is a single bedroom that could be used as a nursery or home office and features an original round window looking out over the rear garden. The bathroom is a well designed space featuring 2 roof light windows which allow for privacy and are convenient for air circulation. The modern, newly fitted bathroom consists of bath with shower over, sink vanity unit and toilet.

Tenure: Freehold
Energy Rating: D
Council Tax Band: B

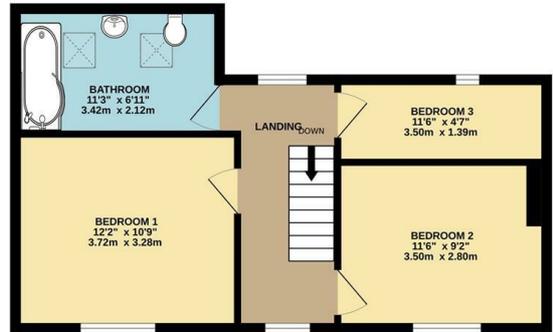
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GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



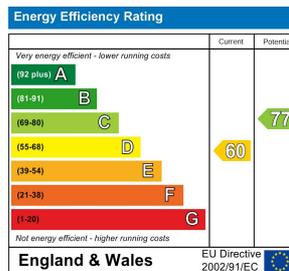
1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Recently Renovated Throughout
- Large Sun Room
- Large Kitchen/Diner
- Downstairs WC
- Entertaining Garden



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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