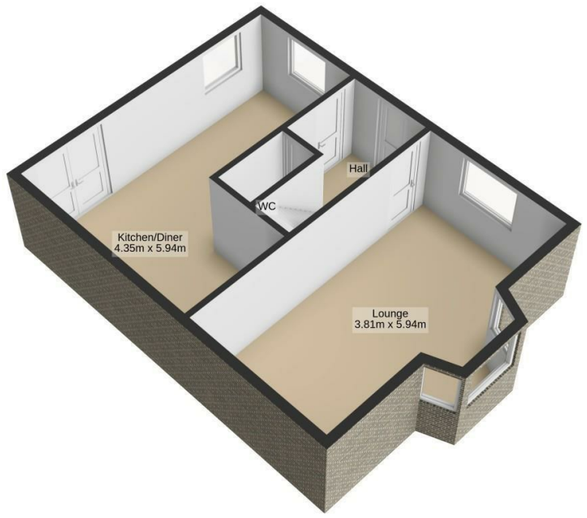
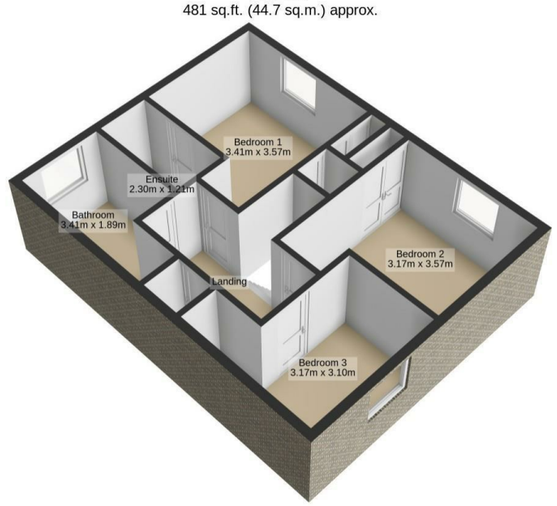
Mercia Road, Desborough NN14 2WU

Ground Floor
492 sq.ft. (45.7 sq.m.) approx.



1st Floor
481 sq.ft. (44.7 sq.m.) approx.



Total Floor Area : 973 sq.ft. (90.4 sq.m.) approx.



Mercia Road, Desborough NN14 2WU

- Parking and single garage
- Popular location
- Good sized four piece family bathroom
- Front to back lounge with feature bay window
- Enclosed rear garden
- Three bedrooms

PRICE
£290,000
OFFERS IN EXCESS OF

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIM&N & CO.
ESTATE AGENTS

The Property Ombudsman

Mercia Road, Desborough NN14 2WU

PRICE £290,000 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLEA spacious three bedroom detached family home situated on the popular Weavers Mead estate. The house is gas central heated and Upvc double glazed with other benefits to include tandem off road parking for two cars in front of a detached single garage, ensuite to the main bedroom and good sized four piece family bathroom suite. The overall accommodation comprises of entrance hall, guest WC, Lounge front to back with side bay window and an L-shaped Kitchen/Dining room with family sitting area. The first floor offers three bedrooms, ensuite shower room to the main bedroom and the family bathroom. Outside is a small, low maintenance open plan front and side garden and larger enclosed rear garden, plus the aforementioned parking and detached single garage.

ENTRANCE HALL
Via obscured Upvc double glazed composite door, laminated wood bloc stlye flooring, single panelled radiator, stair case raising to first floor landing and panelled doors to Cloakroom/Wc, Kitchen opening through to Family/Dining Room and Lounge/Sitting Room

CLOAKROOM/WC
Comprising of pedestal wash hand basin and close coupled Wc, continuation of laminated wood block style flooring, single panelled radiator and extractor fan

LOUNGE/SITTING ROOM
19'4" x 10'2" (5.90m x 3.10m)
Having Upvc double glazed bay window to side and further Upvc double glazed window to front and two single panelled radiators

KITCHEN/FAMILY/DINING ROOM
19'4" max narrowing to 7'6" x 15'5" max narrowing (5.90m max narrowing to 2.30m x 4.70m max narrowing)
Having a range of high and base level cupboard units with drawer space and work tops, integrated fridge and freezer, appliance space for automatic washing machine and dishwasher, further appliance space, stainless steel one and half bowl single drainer sink unit with mixer tap, four ring gas hob with splash back and extractor fan and hood over, electric double oven, Upvc double glazed window to front and side, double panelled radiator, open plan through to a Family Room/Dining room with continuation of laminated wood block style flooring Upvc double glazed French doors offering outlook and access to rear garden and door to understairs storage space, further double panelled radiator

LANDING
Having panelled doors to Three Bedrooms, Bathroom and airing cupboard housing hot water tank and shelving, single panelled radiator, loft hatch

BEDROOM ONE
12'1" x 9'2" (3.70m x 2.80m)
Having Upvc double glazed window to front, double panelled radiator, built in double wardrobe providing clothes hanging and shelving space and panelled door to En-~Suite and over stairs storage cupboard

EN-SUITE
Comprising close coupled Wc, pedestal wash hand basin and shower cubicle, tiling to walls, single panelled radiator, spot lights and extractor fan

BEDROOM TWO
10'2" x 9'2" (3.10m x 2.80m)
Having Upvc double glazed window to front, double panelled radiator, built in double wardrobe providing clothes hanging and shelving space

BEDROOM THREE
9'10" x 6'4" min (3m x 1.95m min)
Having Upvc double glazed window side and single panelled radiator

BATHROOM
Four piece suite comprising of panelled bath, pedestal wash hand basin, close coupled Wc and full tiled shower cubicle, tiling to walls, obscured Upvc double glazed window to side, wall mounted chrome heated towel rail/radiator, extractor fan and spot lights

OUTSIDE FRONT
The front of the property is open plan with slate and bark areas for low maintenance having shrub and flower borders with path to entrance door

OFF ROAD PARKING AND GARAGE
To the side of the property there is off road parking for tandem two vehicle parking, leading to Garage with up and over door and power and lighting connected, panelled timber gate to rear garden

OUTSIDE REAR
The rear garden has immediate paved patio stepping onto lawn garden with shrub and flower borders, pathway to rear gate, the garden is enclosed by timber panelled fencing offering a good degree of privacy





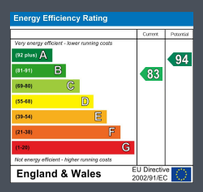


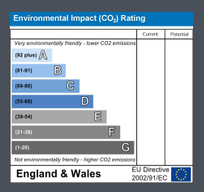







call to view 01536 418100





SIM&N CO. ESTATE AGENTS