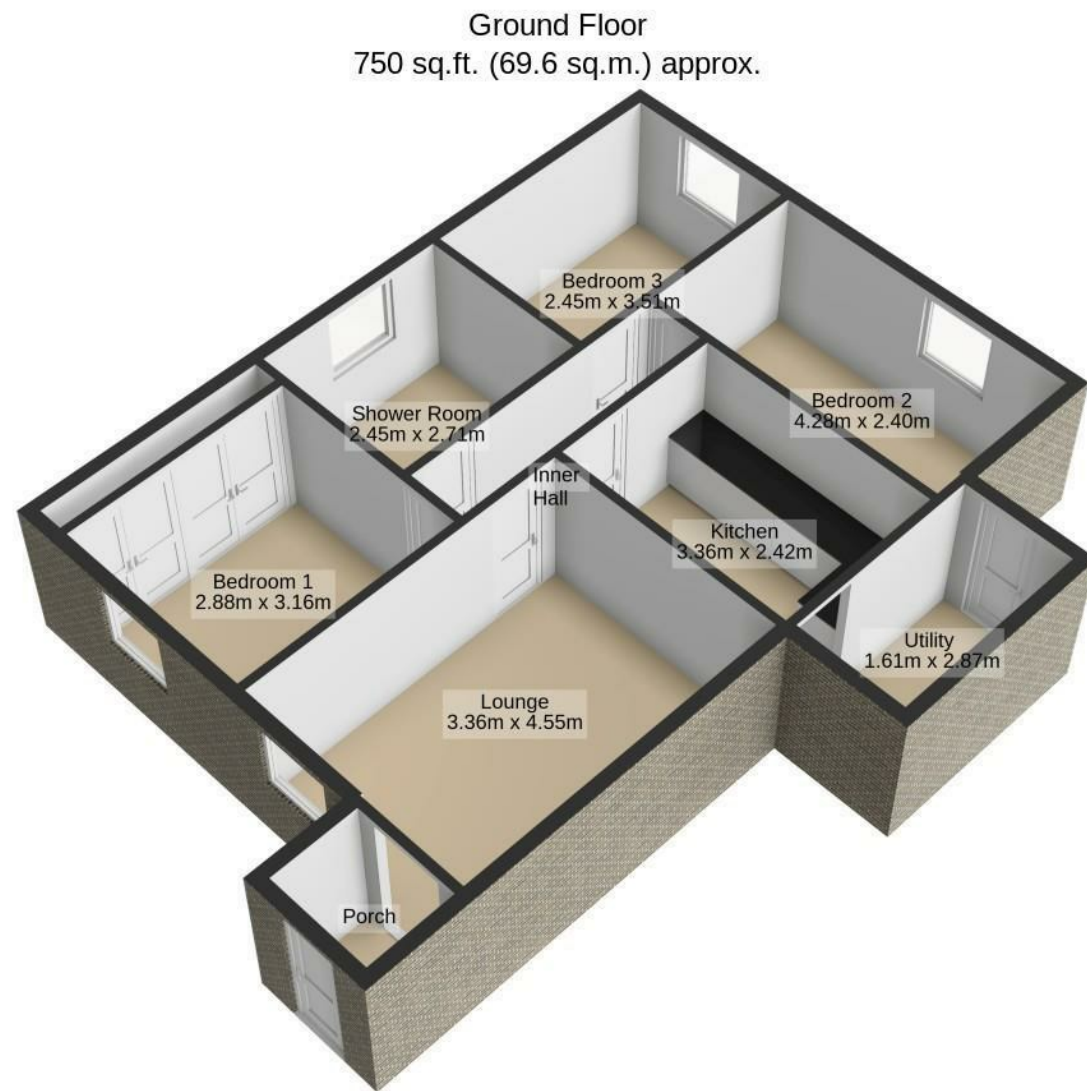


## Valley Rise, Desborough NN14 2QR



Total Floor Area : 750 sq.ft. (69.6 sq.m.) approx.



## Valley Rise, Desborough NN14 2QR

- No Chain
- THREE double bedrooms
- Parking and garage
- Double glazed
- Combination Boiler
- Private enclosed rear garden

PRICE  
**£280,000**  
OFFERS IN EXCESS  
OF

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\*\*** Offered to the market with NO ONWARD CHAIN is this THREE bedroom detached bungalow, situated in a popular part of the town and currently having roof top views over the fields from the Lounge window. The bungalow is gas central heated via a combination boiler and double glazed, other benefits include a private enclosed rear garden, driveway providing off road parking and single garage. The overall accommodation comprises of entrance porch, Lounge, Kitchen, Lean to/Utility room, three double bedrooms (with one currently being used as a second reception room, shower room and separate WC. Outside is a part enclosed front garden with the drive and garage to side and the aforementioned private enclosed rear garden.

## ENTRANCE HALL

Via obscured double glazed composite door, single panelled door and doorway to Lounge/Sitting Room

## LOUNGE/SITTING ROOM

14'9" x 10'9" (4.5m x 3.3m )

Having double glazed window to front, double panelled radiator, ceiling coving and door to Inner Hallway

## INNER HALLWAY

Panelled doors to Kitchen, Three Bedrooms and Shower Room and Separate Wc, airing cupboard with shelving, single panelled radiator and loft hatch

## KITCHEN

10'11" x 7'10" (3.35m x 2.4m )

Having a basic range of high and base level cupboard units with drawer space having work tops, electric cooker point, appliance space to include plumbing for automatic washing machine, stainless steel single bowl single drainer sink unit, laminated wood block style flooring, single panelled radiator, doorway to Utility Space

## UTILITY SPACE

5'4" x 9'6" (1.65m x 2.9m )

Having work tops with appliance space below, double glazed window to side, single panelled radiator and obscured double glazed door to rear garden

## BEDROOM ONE

10'4" x 9'2" min to front of built in wardrobes (3.15m x 2.8m min to front of built in wardrobes )

Having Upvc double glazed window to front, single panelled radiator and ceiling coving, built in wardrobes providing clothes hanging and shelving space

## SHOWER ROOM

Comprising shower tray and pedestal wash hand basin, tiling to walls, Dimplex heater, obscured double glazed window to side, single panelled radiator

## SEPARATE WC

Comprising close coupled Wc and obscured double glazed window to side

## BEDROOM TWO/SECOND RECEPTION ROOM

13'11" x 8'6" (4.25m x 2.6m )

Having double glazed window to rear, single panelled radiator and ceiling coving

## BEDROOM THREE

11'5" x 7'10" (3.5m x 2.4m )

Having Upvc double glazed window to rear, double panelled radiator and ceiling coving

## OUTSIDE FRONT

The front garden is landscaped and gravelled for low maintenance having well stocked shrub and flower borders, wrought iron gate giving access to rear

## PARKING AND GARAGE

The side of the property offers block paved driveway providing parking for one vehicle giving access to Garage with up and over door having power and lighting connected and wall mounted boiler,

## OUTSIDE REAR

The rear garden is predominantly paved with gravel areas with shrub and flower borders, steps up to raised area having green house, outside tap, garden shed, the green is enclosed by timber panelled fencing offering a good degree of privacy



call to view 01536 418100

