



## Federation Avenue, Desborough NN14 2NU

- NO CHAIN
- THREE Bedrooms
- Good sized enclosed rear Garden
- Lounge with bay window and feature fire place
- Utility space
- Viewing recommended

PRICE  
**£220,000**  
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.



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## PRICE £220,000 FREEHOLD

\*\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\* Offered for sale with NO CHAIN is this THREE bedroom bay fronted semi detached property situated on a popular road towards the outskirts of the town. The house is gas central heated and Upvc double glazed with further benefits to include a refitted bathroom and enclosed rear garden. The overall accommodation comprises entrance porch, Lounge with walk in bay window and feature fireplace, Kitchen/Breakfast room, Inner hall, Utility space and bathroom. The first floor provides three bedrooms. Outside is a low maintenance front court and good sized enclosed rear garden. Viewing is recommended.

## ENTRANCE

Via Upvc double glazed panelled door leading to door to lounge/Sitting Room

## LOUNGE/SITTING ROOM

14'11" x 11'5" into bay (4.55m x 3.48m into bay )  
Having double glazed bay window to front, open fireplace with wood burner having tiled hearth with wooden surround, wall light points and double panelled radiator, archway through to Kitchen/Breakfast Room

## KITCHEN/BREAKFAST ROOM

11'6" x 11'5" (3.53m x 3.48m )  
Having a range of high and base level cupboard units with  
drawer space and work tops, double oven, electric hob with  
extractor over, appliance space to include plumbing for  
dishwasher and further appliance space for tall fridge/freezer,  
sink and half drainer with mixer tap, double glazed window to  
rear, double panelled radiator, door to downstairs cupboard  
and rear lobby

## REAR LOBBY

10'2" x 5'6" (3.12m x 1.70m )  
Having door to side entrance with access to rear garden, double glazed window to side, radiator, and walk through to Utility Room

## UTILITY ROOM

Having work top area with further appliance space to include plumbing for automatic washing machine, high cupboard units and further double glazed window to rear and door to Bathroom

## BATHROOM

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and pea shaped panelled bath with shower and screen, full tiled surrounds, opaque double glazed window to rear, vertical radiator and ceiling spot lights

## LANDING

Having double glazed window to side and rear, loft access,  
radiator and panelled doors to Three Bedrooms

## BEDROOM ONE

11'8" x 11'5" (3.56m x 3.48m )  
Having double glazed window to rear with double panelled  
radiator under and feature brick wall fireplace

## BEDROOM TWO

11'5" x 6'11" into bay (3.48m x 2.11m into bay )  
Having double glazed bay window to front with radiator under,  
and fitted wardrobes and cupboard providing clothes hanging  
and shelving space

## BEDROOM THREE

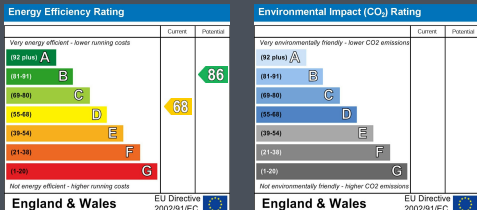
8'2" x 6'5" (2.51m x 1.98m )  
Having double glazed window to front and radiator under

## OUTSIDE FRONT

Having small front slated court yard having shrubs and small retaining brick wall with path to side and entrance door

## OUTSIDE REAR

Mainly laid to lawn with immediate patio area having wooden gazebo, raised sleeper beds with shrub and flower beds and brick built BBQ area and shed.



call to view 01536 418100

The logo for Sim & Co. Estate Agents features the company name in a serif font, with a stylized house icon integrated into the ampersand. The house icon is green with a white roof and a white chimney. Below the company name, the words "ESTATE AGENTS" are written in a smaller, all-caps serif font. The entire logo is set against a dark blue background.