



Breakleys Road, Desborough Kettering NN14 2PT

welcome to

Breakleys Road, Desborough Kettering

□William H Brown are delighted to offer this three bedroom detached house with large garden in Desborough. This is a rare opportunity to purchase in this much sought after location in Desborough. The property requires full modernisation however the roof and the boiler have been replaced.

Entrance Porch

Entered via stain glass door to the front aspect, Quarry tiled flooring and door leading to entrance hall.

Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to first floor landing, door to under stairs cupboard, radiator and doors leading to all rooms.

Lounge

12' 6" x 10' 9" (3.81m x 3.28m)

Double glazed leaded Bay window to the front aspect, open fireplace with tiled hearth and wooden surround, deep skirting, coving to ceiling and radiator.

Kitchen/ Diner

17' x 12' 11" (5.18m x 3.94m)

Fitted kitchen comprising wall and base units with Granite worksurfaces over, Belfast sink with mixer tap over, tiling to splashback areas, space for cooker with cooker hood over, space for fridge/freezer, double glazed window to the rear aspect and double glazed French doors leading to conservatory.

Conservatory

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed windows to the side and rear aspect with double glazed door to the side aspect leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, double glazed obscured window to the side aspect, access to loft space and doors leading to all rooms.

Bedroom One

12' 11" x 10' 10" (3.94m x 3.30m)

Double glazed window to the rear aspect, radiator and deep skirting.

Bedroom Two

10' 7" x 8' 11" (3.23m x 2.72m)

Double glazed leaded window to the front aspect, radiator and deep skirting.

Bedroom Three

7' 8" x 7' 6" (2.34m x 2.29m)

Double glazed leaded window to the front aspect, radiator, fitted shelving and deep skirting.

Bathroom

Suite comprising bath, pedestal wash hand basin, low level WC, heated towel rail, fully tiled and double glazed obscured window to the rear aspect.



Externally

Front

Open frontage mainly laid with gravel for easy maintenance to provide off road parking.

Rear Garden

Large rear garden mainly laid to lawn and fully enclosed with timber fencing.



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Breakleys Road, Desborough Kettering

- Detached house
- Requiring full modernisation
- Large garden
- Roof has been replaced
- Boiler has been replaced

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£220,000



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Property Ref:
RWL107878 - 0002

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