



## 23 Stanton Close, Desborough, NN14 2RX

Asking Price £279,950

New build – READY TO VIEW & MOVE INTO

Tenure: Freehold

Now available: a beautifully finished three-bedroom semi-detached home, newly released on this exclusive collection of just seven houses by Britannia Homes. Built by a respected local developer known for quality craftsmanship and meticulous attention to detail, each home is personally overseen by the company directors—so you can move in with confidence.

Energy Rating:  
Final Assessment when Building  
Regs signed off

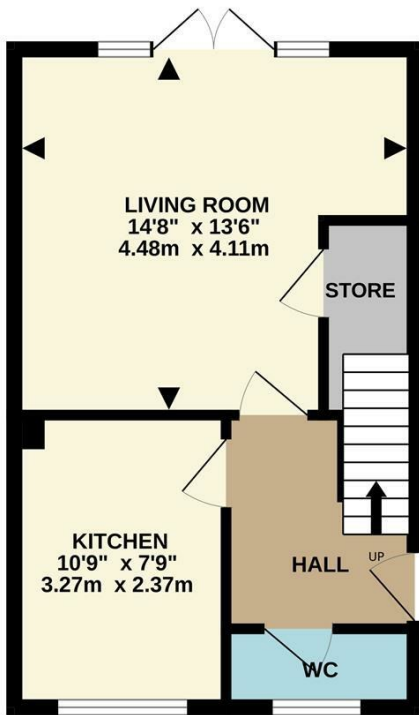
Arranged over three thoughtfully planned floors, this home offers flexible, modern living that suits growing families, first-time buyers and downsizers alike. It's completed, ready to view, and ready to move straight into—bringing you the excitement of a brand-new home without the wait.

Council Tax Band:  
New Build

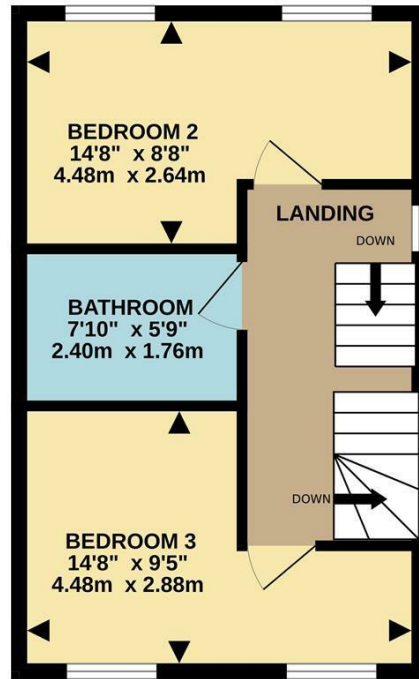
This isn't a typical mass-built house—it's a carefully delivered home where design, space and build quality come together. If you're looking for something a little different (and a lot better), this is well worth a closer look.

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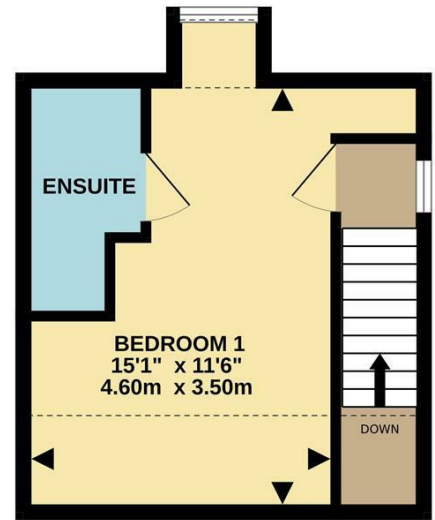
Ready to take the next step? Contact us today to arrange your viewing—this newly released plot is available now and ready for immediate occupation.



GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.

TOTAL FLOOR AREA : 951 sq.ft. (88.3 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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- Ground floor cloakroom for everyday convenience
- Family bathroom plus en suite to the main bedroom
- Main bedroom set on the top floor with private en suite shower room
- 10-year Build-Zone new home warranty for added peace of mind
- Finished to a high specification with Britannia Homes' signature attention to detail
- Limited opportunity—one of only seven homes in this boutique development



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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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