



1 Eyam Close, Desborough, Kettering NN14 2FF

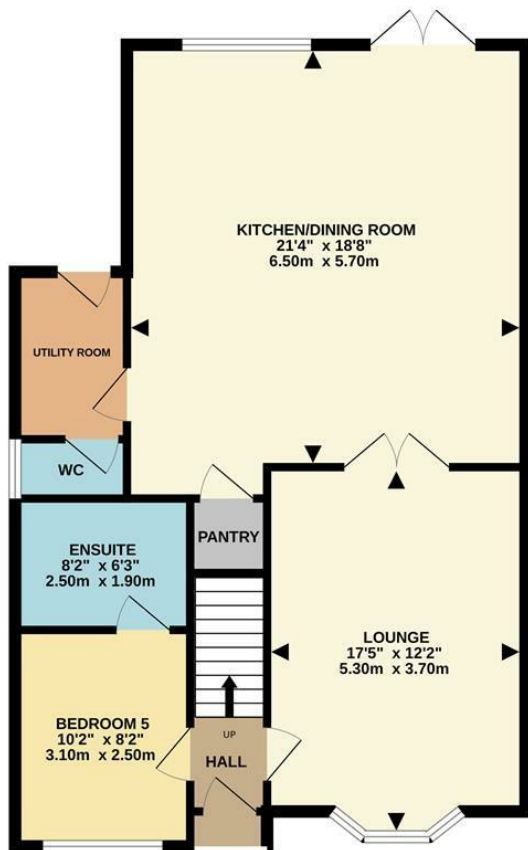
£425,000

Lucas Estate Agents are pleased to be offering this modernised and extended 5 bedroom detached property to the market situated in the sought after area of Desborough. Having had a large rear extension creating a kitchen/diner/lounge and a garage conversion making an accessible downstairs 5th bedroom with ensuite, this property is perfectly set up for a large family or even multi generational living. The solar panels and accompanying battery storage make for this to be a low cost home to run. Walking into the front door you are met with a generous hallway with a door to the left into bedroom number 5. This room has been designed with space in mind and particularly space for easy access. The ensuite shower room is set up as a wet room and includes accessible toilet with mains fed shower and then sink. Across the hallway is the main lounge which features a beautiful bay window overlooking the front aspect. The lounge has plenty of space for multiple sofas and other lounge furniture and has double doors onto the kitchen/diner. The kitchen/diner is a fantastic area that has been recently extended to create over 400 sq ft of living space. The kitchen itself has multiple eye and base level units with space for dishwasher and fridge/freezer. The solid oak worktops work well and help create a lovely light and airy feel which is helped by the French doors and large window over looking the rear garden. The dining section is big enough for a 10 seater table comfortably, more if needed. There is more pantry storage on the left as you approach the utility room. The guest WC is on the back of the utility room which also couples up as coat storage.

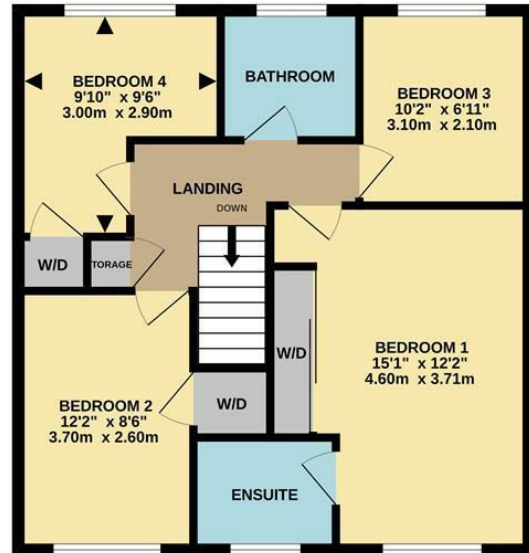
Tenure: Freehold
Energy Rating: A
Council Tax Band: D

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GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1444 sq.ft. (134.1 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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- 5 Bedroom Detached Property
- Downstairs Accessible Bedroom with Large Ensuite
- 16 Solar Panels and Accompanying Battery
- A Rated EPC
- Utility Room
- Downstairs Guest WC
- Parking For 3 Cars
- Large Extended Kitchen/Diner

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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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