



Shakespeare Way, Desborough NN14 2GR

- Three bedrooms
- CHAIN FREE
- cloakroom W.C & en-suite
- Cul-De-Sac like position
- New flooring as fitted

PRICE
£210,000
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 with NIO Chain is this modern THREE bedroom detached house with enclosed rear garden. Gas central heated and double glazed. Entrance hall, cloakroom W.C, open plan lounge/dining though to newly fitted Kitchen and built in cooking facilities. Landing to Bathroom and three bedrooms with en-suite shower to master. Front court and enclosed rear garden with large shed/store. Cul-De-Sac like position

ENTRANCE HALL

Via double glazed panelled door, stairs raising to first floor landing, opaque uPVC double glazed window to front, single panelled radiator, panelled doors to Cloakroom/WC and Lounge/Dining Room

CLOAKROOM/WC

Comprising wash hand basin, close coupled WC and single panelled radiator

LOUNGE/DINING ROOM

20'6" x 13'7" max narrowing 10'10" (6.25m x 4.16m max narrowing 3.32m)
UPVC double glazed window to front and single panelled radiator under, uPVC double glazed double doors opening on to rear garden and walk through to Kitchen Area, further single panelled radiator and ceiling coving

KITCHEN

13'11" x 9'8" (4.26m x 2.95m)
Offering a range of Brand new high and base level cupboard units with drawer space and work tops having tiled surrounds, built in oven, hob and cooker hood, one and half bowl single drainer stainless steel sink unit, further appliance space including plumbing for automatic washing machine, tiled floor, single panelled radiator, two uPVC double glazed windows to rear and opaque double glazed door to side

LANDING

Having panelled doors to Three Bedrooms and Bathroom, loft hatch and power points

BEDROOM ONE

11'8" x 9'0" pllus door recess (3.57m x 2.76m pllus door recess)
UPVC double glazed window to front, single paneled radiator, ceiling coving and panelled door to En - Suite

EN - SUITE

Comprising shower cubicle, wash hand basin and close coupled WC

BEDROOM TWO

10'7" x 8'7" plus door recess (3.25m x 2.64m plus door recess)
UPVC double glazed window to rear and single panelled radiator under, ceiling coving

BEDROOM THREE

7'6" x 9'3" (2.31m x 2.83m)
UPVC double glazed window to rear and single panelled radiator, ceiling coving

BATHROOM

Comprising close coupled WC, pedestal wash hand basin and panelled bath with mixer tap and shower over having screen, single paneled radiator, full tiling to walls and opaque uPVC double glazed window to front

OUTSIDE

Front paved court yard area and larger rear garden with patio and large shed/store

