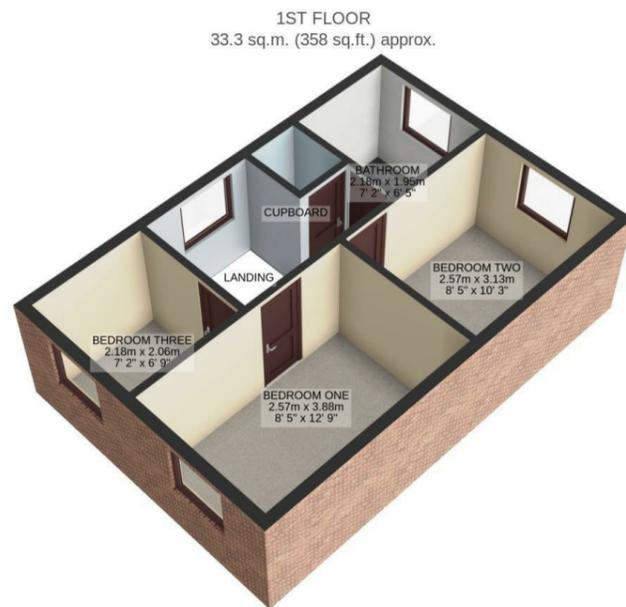


Yaffle Crescent, Desborough NN14 2GB



TOTAL FLOOR AREA : 66.6 sq.m. (717 sq.ft.) approx.



Yaffle Crescent, Desborough NN14 2GB

- Three bedrooms
- Attractive bathroom
- Low maintenance front and rear gardens
- Guest WC
- Off road parking for two
- Viewing is recommended

PRICE
£230,000

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 OF PROPERTY **** Built by Messrs Jelson Homes is this impressive three bedroom end of terrace property, occupying a pleasant position in this popular location. The property boasts gas central heating via a combination boiler and Upvc double glazing with other benefits to include tandem off road parking for two cars to the rear of the house and low maintenance gardens to front and rear. The overall accommodation comprises entrance hall, guest WC, kitchen and L-shaped lounge/dining room. The first floor offers three bedrooms and an attractive family bathroom. Outside is the aforementioned open plan front garden, larger enclosed low maintenance rear garden and two off road parking spaces. Viewing is recommended.

ENTRANCE HALL

Via opaque double glazed panelled door, laminated wood block style flooring, double panelled radiator and stairs to the first floor landing, doors to Cloakroom/Wc, Kitchen and Lounge/Sitting Room

CLAOKROOM/WC

Having Low level WC, wash hand basin with vanity unit, single panelled radiator, continuation of laminated wood block style flooring and a UPVC double glazed window to the front

KITCHEN

8'0" x 8'9" (2.46m x 2.69m)

Having Refitted range of high and base level units with work tops, part tiled splashbacks, stainless steel sink and drainer with mixer tap, having gas hob with overhead extractor hood, electric oven and grill, appliance space to include plumbing for washing machine and dishwasher, space for tall fridge/freezer, cupboard housing the combination boiler, and UPVC double glazed window to front

LOUNGE/DINING ROOM

Having UPVC double glazed window to the rear with double panelled radiator under, and uPVC French patio doors offering outlook and access to the rear garden and further double panelled radiator

LANDING

Having UPVC double glazed window to the side, panelled doors to Three Bedrooms and Bathroom, loft hatch

BEDROOM ONE

12'8" x 8'4" (3.88m x 2.56m)

UPVC double glazed window to the rear, single panelled radiator under and fitted double wardrobes providing clothes hanging and shelving space

BEDROOM TWO

10'2" x 8'4" (3.12m x 2.56m)

Having UPVC double glazed window to the front with single panelled radiator under

BEDROOM THREE

7'1" x 6'9" (2.18m x 2.06m)

Having Upvc double glazed window to rear and single panelled radiator

BATHROOM

Three piece suite comprising of WC, hand wash basin, panelled bath with shower and screen over, heated towel rail/radiator, UPVC double glazed window to front, tiled surrounds

OUTSIDE FRONT

The front offers pathway to entrance door with gravelled borders with shrub and flower beds

OUTSIDE REAR

The rear garden is fully enclosed with a brick wall and wood panel fencing, having patio area stepping onto artificial lawn area, stepping up to further gravelled area with timber shed and pathway leading to gated access to allocated off parking space for one vehicle



call to view 01536 418100

