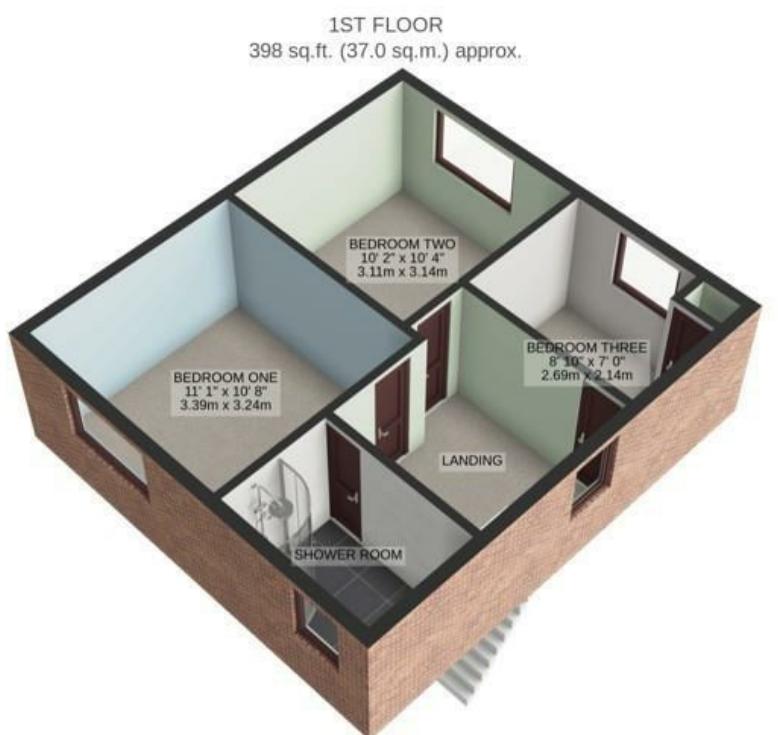


## Loatland Street, Desborough NN14 2NW



## Loatland Street, Desborough NN14 2NW

- Well Presented
- THREE Bedrooms
- Good sized enclosed rear garden
- Refitted Shower Room
- Viewing advised

PRICE  
£209,950

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.

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\*\*IN PERSON AND VIDEO VIEWS AVAILABLE\*\* Found in excellent decorative order both inside and out is this mature THREE bedroom semi detached house with a good sized well maintained enclosed rear garden. Other benefits include gas central heating via a combination boiler, Upvc double glazing and recently refitted shower room. The overall accommodation comprises entrance hall with part panelled walls, Lounge with feature fireplace and kitchen/dining room with French doors enjoying views of and opening onto the impressive rear garden. The first floor offers three bedrooms and shower room. Outside is an enclosed front court and the aforementioned good sized enclosed rear garden ideal for entertaining and offering a garden shed and summer house. Viewing is strongly advised.

## ENTRANCE HALL

Via a composite door to the front aspect. Featuring a wall mounted radiator, a storage cupboard, wood panelling to walls, doors to the lounge/dining room and kitchen/diner with a staircase rising to the first floor landing.

## LOUNGE/SITTING ROOM

13'2 x 10'10 (4.01m x 3.30m)  
Having double glazed window to the front, radiator, a multi fuel burner fireplace with a stone hearth and surround with a wooden mantle, feature dado and picture rails

## KITCHEN/DINING ROOM

19'1" x 9'10" (5.82m x 3m)  
Refitted kitchen comprising high and base level cupboard units with marble effect work tops having tiled surrounds, a one and a half bowl sink and drainer with a hose tap further display cabinets leading round to open plan dining area. extractor fan and space for cooker, radiator, further appliance space, double glazed window and stable style door to the rear and further double glazed French doors to the rear giving further outlook and access to rear garden

## LANDING

Having double glazed window to the side, a loft access hatch, doors to three bedrooms and shower room.

## BEDROOM ONE

13'0 11'0 (3.96m 3.35m)  
Having double glazed window to the front, radiator and two fitted wardrobes provided clothes hanging and shelving space with storage cupboards.

## BEDROOM TWO

10'0 x 9'11 (3.05m x 3.02m)  
Having double glazed window to the rear and radiator.

## BEDROOM THREE

8'7 x 6'10 (2.62m x 2.08m)  
Having double glazed window to the rear and radiator.  
8'7 x 6'10

## SHOWER ROOM

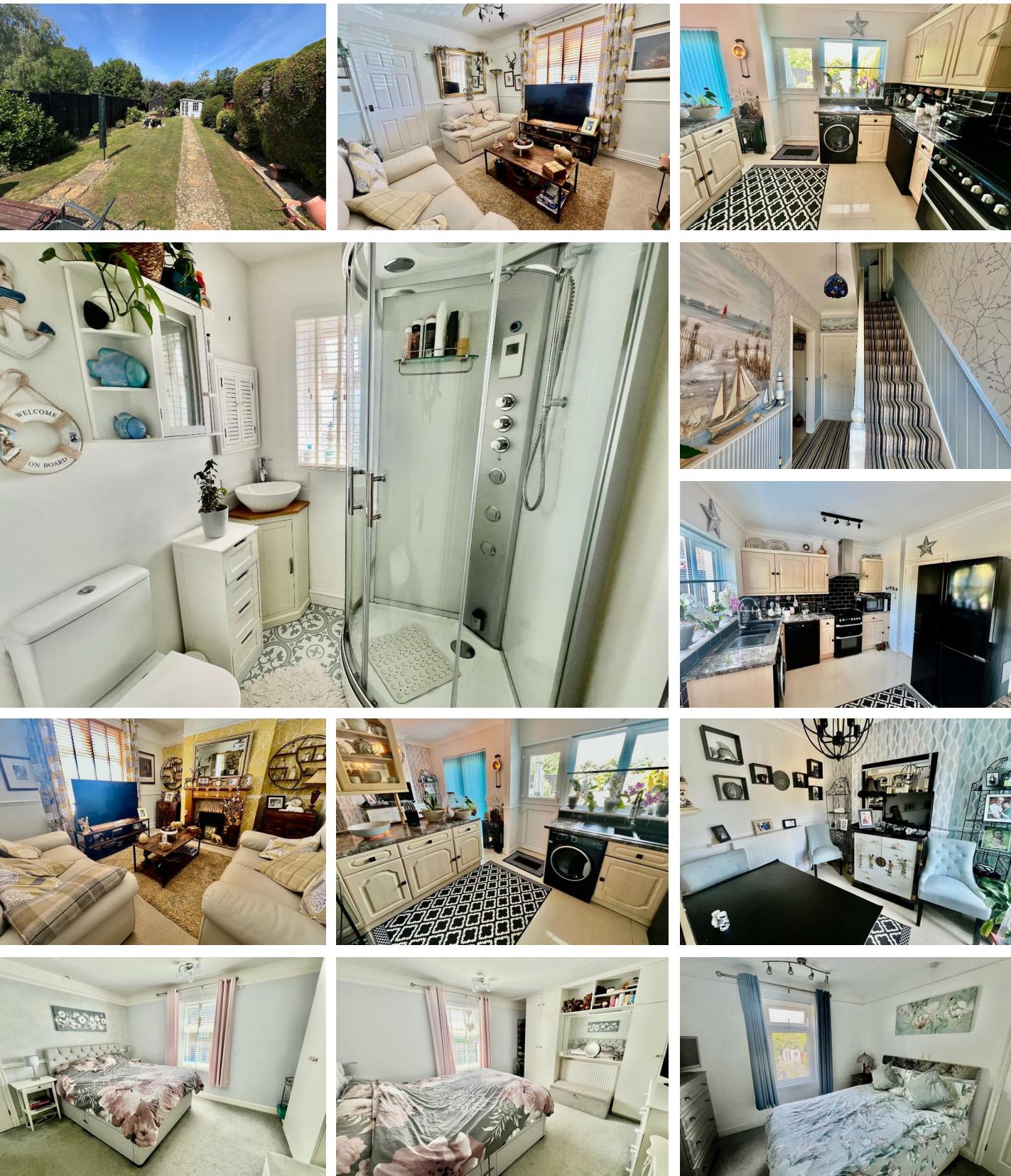
Three piece suite comprising a separate shower cubical, vanity wash hand basin with cupboards under and a low level WC, double glazed window to the front, tiling to walls and a heated towel rail/radiator and extractor fan.

## OUTSIDE FRONT

Having gravelled area with a low level wall to the front with wooden gate providing pathway to front door and a path leading to a wrought iron gate providing access to the rear garden.

## OUTSIDE REAR

A mature fully enclosed rear garden with side gated access via a wrought iron gate. lawn garden areas with, patio area having shrub and flower borders hedgerows and summerhouse and shed, power and lighting connected in the garden and cold water tap



call to view 01536 418100

