

Ironwood Avenue, Desborough NN14 2JJ



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

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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- THREE bedrooms
- Popular Location
- Parking and single GARAGE at the rear
- Impressive rear garden
- Good sized family bathroom
- Viewing recommended

PRICE
£235,000

**IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **A THREE bedroom semi detached house situated on the popular Grange Estate. The house is found in good condition, is gas central heated and Upvc double glazed. Other benefits include a well maintained enclosed rear garden, parking and Single GARAGE accessed at the rear of the property. The overall accommodation comprises entrance hall, guest WC, Kitchen and L-shaped lounge/dining room with solid Oak flooring. The first floor offers three good sized bedrooms and family bathroom. Outside to a small low maintenance open plan front court and larger enclosed rear garden ideal for entertaining, plus the aforementioned off road parking for 1 car in front of a single garage (on-bloc under the coach house). Viewing is recommended.

ENTRANCE HALL

Via obscured double glazed composite door, stair case raising to first floor landing, single panelled radiator, panelled doors to Cloakroom/Wc, Kitchen and Lounge/Dining Room, solid oak flooring, built in storage cupboard

CLOAKROOM/WC

Comprising close coupled Wc and pedestal wash hand basin, ceramic tiled flooring, wall mounted heated towel rail/radiator and obscured double glazed window to front

KITCHEN

8'0" x 9'4" (2.45m x 2.85m)

Refitted range of high and base level cupboard units with drawer space and work surface having tiled surrounds, four ring gas hob, electric oven with extractor hood over, appliance space to include plumbing for automatic washing machine, further appliance space, one and half bowl single drainer sink unit with mixer tap, ceramic tiled flooring, double panelled radiator and Upvc double glazed window to front

LOUNGE/DINING ROOM

12'11" max x 15'7" max (3.95m max x 4.75m max)

Having continuation of solid wood flooring, Upvc double glazed window to rear plus Upvc French doors offering outlook and access to rear garden, door to under stair storage cupboard, double panelled radiator with radiator cover

LANDING

Having panelled doors to Three bedrooms, Family Bathroom, loft hatch, airing cupboard housing boiler with shelving and storage space

DOUBLE BEDROOM ONE

11'3" x 8'0" (3.45m x 2.45m)

Having Upvc double glazed window to rear, single panelled radiator, built in double wardrobes providing clothes hanging and shelving space

DOUBLE BEDROOM TWO

9'4" mx 8'4" (2.85m mx 2.55m)

Having Upvc double glazed window to front and single panelled radiator

BEDROOM THREE

8'0" x 6'10" (2.45m x 2.10m)

Good size room having Upvc double glazed window to rear and single panelled radiator

FAMILY BATHROOM

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and twin grip panelled bath with shower and screen over with complimentary tiling to walls, obscured double glazed window to front with tiled display mantel, wall mounted chrome heated towel rail/radiator, shaver point and extractor fan

OUTSIDE FRONT

The front offers a small open plan gravel frontage with steps to entrance door

OUTSIDE REAR

Having immediate paved patio with pagoda over, stepping onto a mainly laid to lawn garden with gravel borders, enclosed by timber panelled fencing, offering a degree of privacy, gated access to communal parking and garage area, outside tap

PARKING AND GARAGE

Having Off road parking for one vehicle giving access to Single Garage having up and over door and power and lighting connected



call to view 01536 418100

