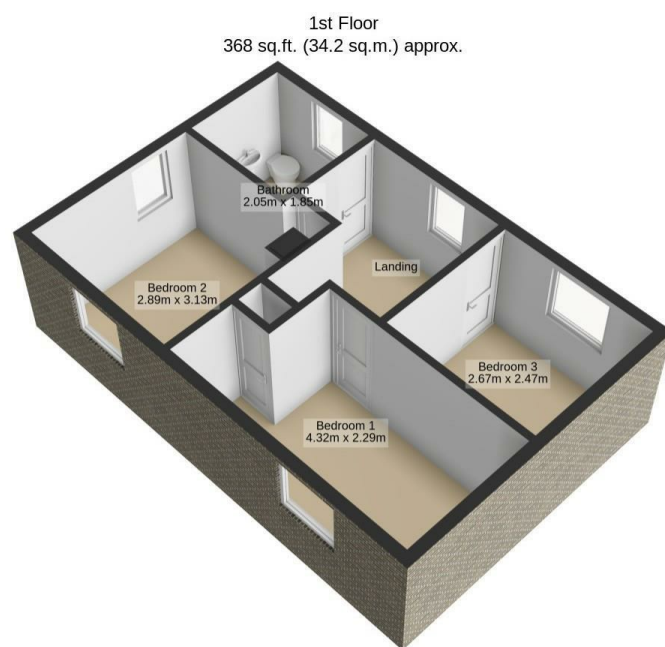
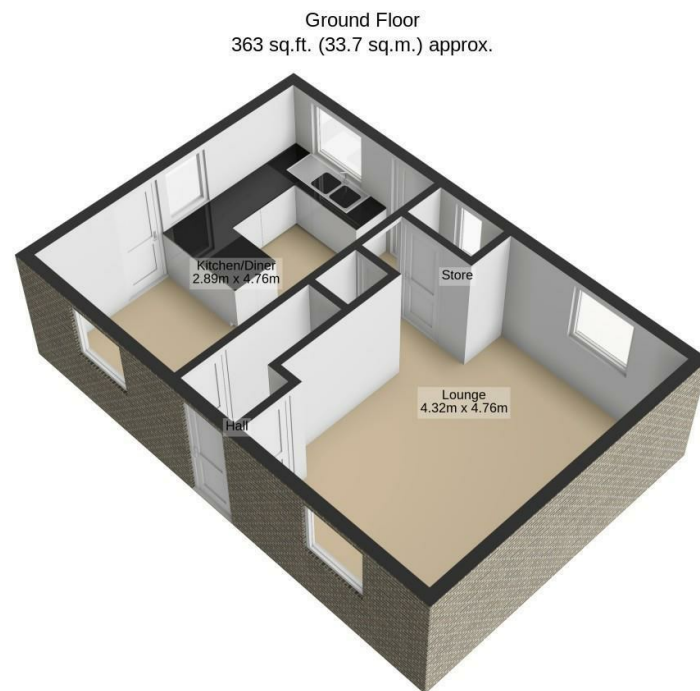


Federation Avenue, Desborough NN14 2NU



Total Floor Area : 730 sq.ft. (67.9 sq.m.) approx.



Federation Avenue, Desborough NN14 2NU

- Three Double Bedrooms
- Good sized enclosed rear garden
- Popular location
- Part Stone, Part Red brick
- Double Fronted

PRICE
£240,000

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.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** A good sized THREE bedroom double fronted semi detached family home, built in stone and red brick and occupying a generous plot in an always popular location. The property is double glazed and centrally heated via a Rayburn, with other benefits to include a generous enclosed rear garden and potential to create off road parking for four cars to the side of the house *(SUBJECT TO THE CORRECT PERMISSIONS FROM NNC)* The overall accommodation comprises entrance hall, Lounge with dual aspect and feature fireplace and a spacious Kitchen/Dining Room. The first floor offers three bedrooms and family bathroom. Outside is a small part open plan front garden, side drive area (NO DROP KERB) and an impressive enclosed rear garden.

ENTRANCE HALL

Via obscured double glazed door, stair case raising to first floor landing and panelled doors to Lounge./Sitting Room and Kitchen/Dining Room

KITCHEN/DINING ROOM

16'2" x 9'8" (4.95m x 2.95m)
Having a refitted range of high and base level cupboard units with drawer space and work tops, one and half bowl single drainer sink unit with mixer tap, electric cooker point, further appliance space, and fitted gas Rayburn providing heating, hot water and cooking facilities, Upvc double glazed side and rear enjoying views over rear garden, plus further Upvc double glazed window to front, and Upvc double glazed door to side and rear, doorway to Inner Hallway

INNER HALLWAY

Having panelled doors to understairs cupboard and shelved pantry with sash window to lean too and further door to aforementioned Lounge/Sitting room

LOUNGE

16'2" x 11'11" (4.95m x 3.65m)
Having Upvc double glazed windows to front and rear, double panelled radiator, feature fire place with display mantel and tiled hearth

LANDING

Having panelled doors to Three Bedroom and Bathroom, Upvc double glazed window to front, loft hatch

BEDROOM ONE

11'3" x 10'11" (3.45m x 3.35m)
Having Upvc double glazed windows to both front and side, double panelled radiator, built in shelved storage cupboard

BEDROOM TWO

11'11" min plus recess x 8'8" (3.65m min plus recess x 2.65m)
Having Upvc double glazed window to front, single panelled radiator and built in over stairs storage cupboard, ornate feature fire place with display mantle

BEDROOM THREE

9'0" x 8'8" (2.75m x 2.65m)
Having Upvc double glazed window to rear and single panelled radiator

BATHROOM

6'6" x 6'6" (2m x 2m)
Three piece4 suite comprising of low level WC, wall mounted wash hand basin and panelled bath, obscured double glazed window to rear, single panelled radiator

OUTSIDE FRONT

To the front there is a front garden being mainly laid to lawn, part enclosed by timber panelled fencing and low level stone wall, to the side there extra area that COULD OFFER POTENTIAL PARKING FOR FOUR VEHLICES (subject to planning for drop curb), path leading to timber panelled gate to rear garden

OUTSIDE REAR

The rear garden having immediate paved patio area stepping onto good size mainly laid to lawn garden with well stocked shrub and flower borders, outside tap, the rear garden is enclosed by timber panelled fencing which offers a good degree of privacy

