



Union Street, Desborough NN14 2RJ

- Two bedrooms plus Study room
- Oversized Single garage and off road parking
- Home office/workshop
- Well presented inside and out
- Two separate reception rooms
- Ensuite to main bedroom

PRICE
£225,000
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 A good sized and much improved two bedroom end of terrace house, ideally located for the local school and park. The property is found in good order throughout and is gas central heated and Upvc double glazed. Other benefits include an oversized SINGLE GARAGE and workshop/home office, two separate reception rooms, ensuite to the main bedroom and underfloor heating in the ensuite and family bathroom. The overall accommodation comprises entrance hall, Lounge, separate Dining room and kitchen. The first floor offers two bedrooms plus study/office room, ensuite shower room and family bathroom. Outside are small enclosed frontcourt and side garden, larger low maintenance rear garden with good sized patio for entertaining, plus the aforementioned home office/ workshop and garage with block paved off road parking for one vehicle in front.

ENTRANCE HALL

Via Upvc double glazed door, Ceramic tiled flooring, radiator, Solid oak panelled doors leading to Lounge/Sitting Room, Dining Room and stair case rising to first floor landing

LOUNGE/SITTING ROOM

13'5" x 10'11" (4.09m x 3.33m)
Having double glazed window to the front with feature radiator under and door to under stairs cupboard

DINING ROOM

13'8" x 11'10" (4.19m x 3.63m)
Having double glazed window to the side with feature radiator under and solid oak panelled door leading to Kitchen.

KITCHEN

11'6" x 11'3" (3.51m x 3.45m)
Having refitted kitchen comprising of high gloss, soft close, range of high and base units with work surfaces areas and tiled surrounds, one and a half bowl sink and drainer unit with mixer tap, electric oven and induction hob with extractor hood over, integrated dishwasher, further appliance space to include plumbing for automatic washing machine, space for tumble dryer and American Style fridge/freezer, vertical radiator, ceramic tiled flooring and double glazed door and window offering outlook and access to rear garden and further double glazed window to side

LANDING

Having two double glazed window to side, feature radiator and solid oak panelled doors to Three Bedrooms and Bathroom.

BEDROOM ONE

16'0" x 10'0" (4.88m x 3.05m)
Having double glazed window to the front with feature radiator under, fitted mirror fronted wardrobes proving clothes hanging and shelving space and solid oak panelled door to En-Suite

EN-SUITE

Refitted suite comprising of walk in tiled shower cubicle, low level WC, vanity wash hand basin with illuminated drawers and illuminated mirror above, extractor fan, chrome heated towel rail/radiator, underfloor heating and tiling to all walls

BEDROOM TWO

11'8" x 11'3" (3.58m x 3.45m)
Having double glazed window to the rear and side, with feature radiator under

OFFICE/STUDY

10'7" x 5'10" (3.23m x 1.78m)
Having feature radiator, current owners has built in bunk beds and desk office worktop with drawers and shelving

BATHROOM

Refitted Suite comprising of bath with mixer taps and shower with screen over, low level WC, vanity wash hand basin, illuminated blue tooth mirror above tiling to all walls and floor and chrome heated towel rail/radiator and underfloor heating and extractor

OUTSIDE FRONT

The front offers feature fenced perimeter with path to entrance door and gravelled areas leading around to the side of the property with metal railings

OUTSIDE REAR

The rear garden is an additional feature to the property being Enclosed and South Facing with immediate large paved patio area stepping onto artificial grass garden with raised sleeper shrub and flower beds, leading to Home Office/Workshop and Garage, the rear garden is enclosed with a combination of timber fencing and brick walls with side gate, power sockets and outside tap

HOME OFFICE/WORKSHOP AND GARAGE

Having Double glazed door and window into Home Office/Workshop area with tiled flooring and bench style work tops, spot lights to ceiling and power connected, underfloor heating and fully insulated, door to Garage Area offering remote roller door and further power and lighting, consumer unit that could take a power supply for car charger

PARKING AREA

The property offers off road parking for one vehicle

Agents note: The driveway is being cleared and block paved (Oct 2025).



call to view 01536 418100

