

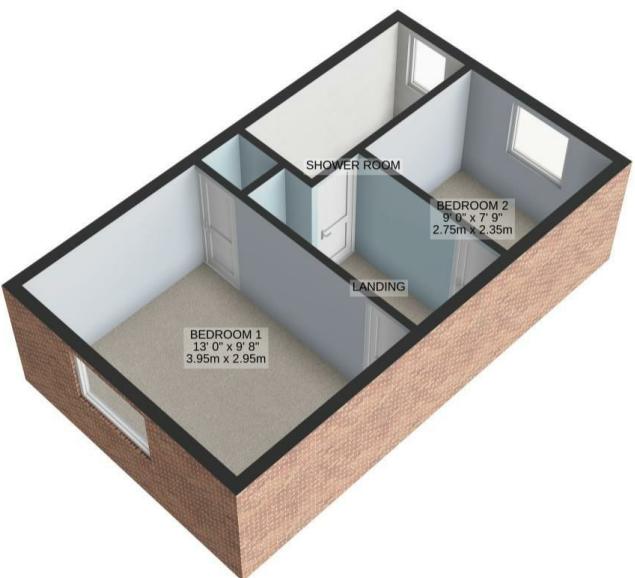
# Burghley Close, Desborough NN14 2RB

1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

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## Burghley Close, Desborough NN14 2RB

- Two bedrooms
- Close to town centre, schools and communal car park
- Lean to extension
- Enclosed rear garden
- Refitted shower room

PRICE  
**£159,950**

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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**SIMON & CO.**  
ESTATE AGENTS

\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*Situated close to the town centre, schools and communal car park is this well presented two bedroom terraced house. The property boasts a modern kitchen with breakfast bar and recently refitted shower room. Other benefits include a multi fuel burner and wood stripped floor in the lounge, lean to/conservatory extension and an enclosed rear garden. The overall accommodation comprises Lounge, Kitchen/Breakfast Room, Utility and lean to/conservatory. The first floor offers two bedrooms and shower room. Outside expect to find the aforementioned enclosed rear garden and shed (power connected). An early viewing is recommended.

## ENTER

Via obscured double glazed composite door into Lounge/Sitting Room

## LOUNGE/SITTING ROOM

14'3" max x 9'8" (4.35m max x 2.95m )

Having Upvc double glazed window to front with double panelled radiator under, wood strip flooring, exposed brick fire place with multi fuel burner, built in storage cupboard and shelving, door way to Inner Hallway

## INNER HALLWAY

Having laminated wood block style flooring, stair case raising to first floor landing, archway through to Kitchen/Breakfast Room

## KITCHEN/BREAKFAST ROOM

10'4" x 11'1" (3.15m x 3.4m )

Refitted kitchen with high and base level cupboard units with drawer space and work surface areas, appliance space to include oven and four ring induction hob with stainless steel hood and extractor over, further appliance space to include plumbing for automatic washing machine, one and half bowl single drainer sink unit with mixer tap, breakfast bar area providing seating under, continuation of laminated wood block style flooring, obscured Upvc double glazed door and window to Lean to/Conservatory, ceiling coving, archways to under stairs storage area and Utility Space proving further appliance space and window to Lean To/Conservatory

## LEAN TO/CONSERVATORY

10'9" x 54'1" (3.3m x 165m )

Predominately of brick and timber construction with windows ad double doors giving outlook and access to rear garden,

continuation of laminated wood lock style flooring, plumbing for automatic washing machine

## LANDING

Having panelled doors to Two Bedrooms and refitted Shower Room, single panelled radiator and loft hatch

## BEDROOM ONE

12'11" x 9'8" (3.95m x 2.95m )

Having Upvc double glazed window to front with single panelled radiator under, laminated wood block style flooring, panelled door to over stairs cupboard, ceiling coving

## BEDROOM TWO

7'8" x 9'0" (2.35 x 2.75m )

Having Upvc double glazed window to rear with single panelled radiator under and wall mounted boiler

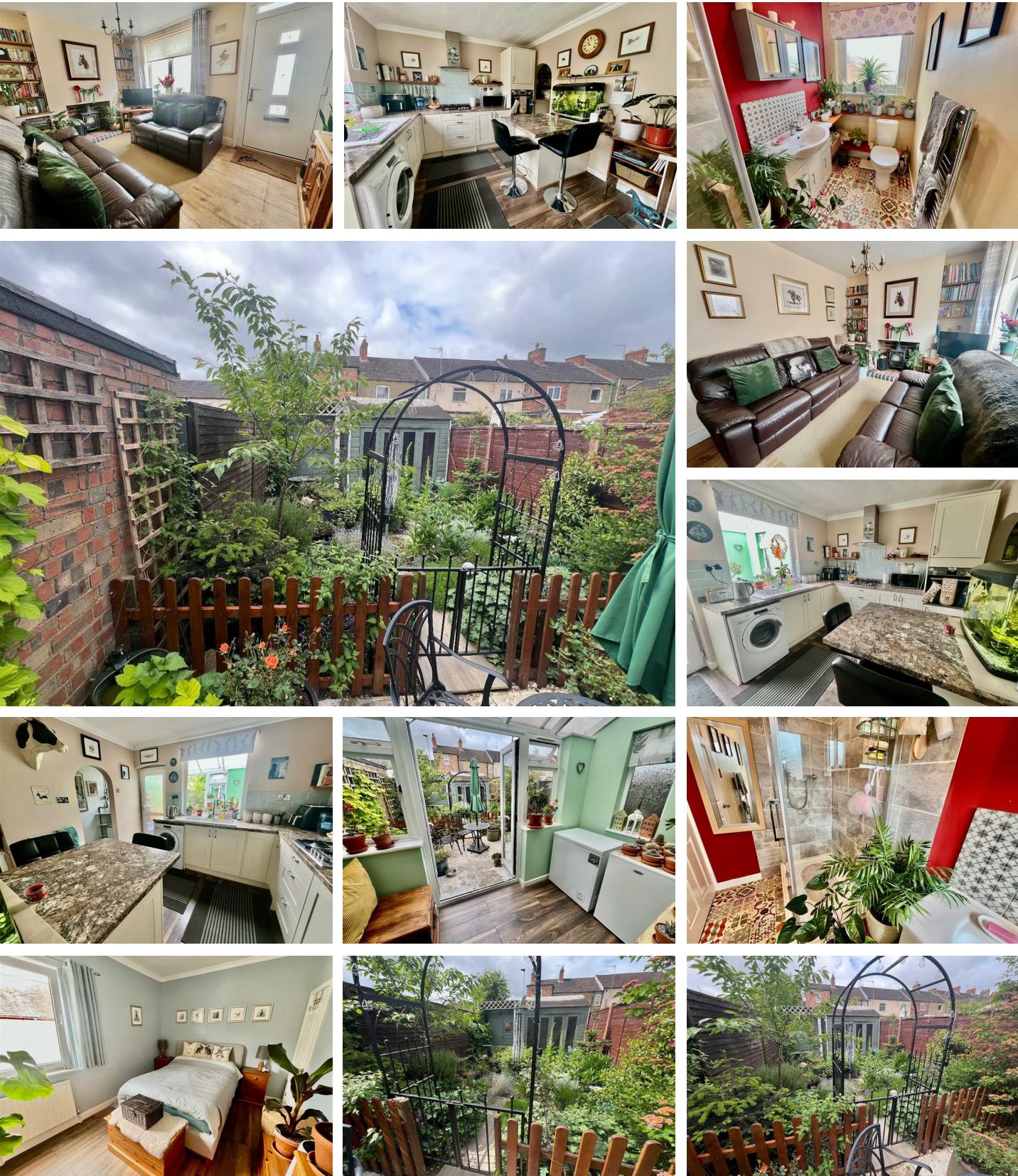
## SHOWER ROOM

10'2" x 4'9" (3.1m x 1.45m )

Refitted three piece suite comprising of fully tiled double shower cubicle, low level Wc and vanity wash hand basin with cupboards under, obscured double glazed window to rear, ceiling spot lights, chrome heated towel rail/radiator and extractor fan

## OUTSIDE REAR

Having immediate paved patio area with fence and gate to main garden well stocked and established garden with shrub and flower borders, timber shed with power and lighting connected, timber panelled gate giving access to shared access and passageway to front



call to view 01536 418100

