



Green Crescent, Desborough NN14 2FL

- SHARED OWNERSHIP (40% share)
- Two double bedrooms
- Conservatory extension
- Well presented
- Off road Parking
- Cul de sac position

PRICE
£88,000
40% SHARED
OWNERSHIP

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**** 40% SHARED OWNERSHIP - Well presented, 2 bed semi detached home. The property is situated on a popular, small estate and is only a short walk to the local school. With gas central heating and Upvc double glazing with other benefits to include off road PARKING and an impressive conservatory extension. The overall accommodation comprises entrance hall, guest WC, Lounge, kitchen/dining room and conservatory. the first floor provides two double bedrooms and bathroom. Outside is a small open plan front court and the aforementioned off road parking space, plus a low maintenance enclosed rear garden.

Agents Notes: Lease: 116 years (2026) remaining. Ground Rent: £240.72 per annum (£20.06 per month). Service Charge: £435.48 per annum (£36.29 per month). Rent proportion: £329 per month.

ENTRANCE HALL

Via double glazed panelled door, stair case raising to first floor landing, single panelled radiator, ceiling coving, laminated wood block style flooring, panelled door to Cloakroom/Wc and Lounge/Sitting Room

CLOAKROOM/WC

Having close coupled Wc and wall mounted wash hand basin, Upvc obscured double glazed window to front, single panelled radiator

LOUNGE/SITTING ROOM

13'1" x 9'6" (4m x 2.9m)
Having Upvc double glazed window to front and double panelled radiator, continuation of laminated wood block style flooring, door to under stairs storage cupboard, ceiling coving, panelled door to Kitchen/Dining Room

KITCHEN/DINING ROOM

8'2" x 12'7" (2.5m x 3.85m)
A range of high and base level cupboard units with drawer space and work tops with complimentary tiled surrounds, appliance space to include plumbing for automatic washing machine plus further appliance space, one and half bowl single drainer sink unit with mixer tap, four ring gas hob and electric oven below and extractor fan and hood over, ceiling coving, continuation of laminated wood block style flooring, Upvc double glazed window and Upvc double glazed French doors opening to Conservatory, double panelled radiator

CONSERVATORY

8'8" x 9'10" (2.65m x 3m)
Predominately brick and Upvc double glazed construction

having Upvc double glazed French doors offering outlook and access to rear garden, continuation of laminated wood block style flooring

LANDING

Having panelled doors to Two Double Bedrooms and Bathroom loft hatch and ceiling coving

DOUBLE BEDROOM ONE

9'10" ,29'6" max x 8'8" (3,.9m max x 2.65m)
Having two Upvc double glazed windows to front, single panelled radiator, over stairs storage cupboard

DOUBLE BEDROOM TWO

12'9" x 8'2" (3.9m x 2.5m)
Having Upvc double glazed window to rear and single panelled radiator

BATHROOM

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and twin grip panelled bath with shower and screen over. tiling to walls, extractor fan and single panelled radiator

OUTSIDE FRONT

The front offers a shared driveway with pathway to entrance door with paved front court and pathway to side leading to timber gate to rear garden

OUTSIDE REAR

The rear garden is landscaped with paved patio area with slate edging for low maintenance, leading to raised decking area, the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

