



Thistle Drive, Desborough NN14 2JL

- Popular Location
- Arranged over three floors
- Refitted Kitchen
- FOUR good sized bedrooms
- Parking for two cars accessed from the rear
- Landscaped enclosed rear garden

PRICE
£265,000
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 OF PROPERTY **** Situated on the popular Grange Estate is this FOUR bedroom town house arranged over three floors. The property offers gas central heating and Upvc double glazing, with other benefits to include a refitted kitchen, ensuite to the main bedroom and parking for TWO cars to the rear of the property. The overall accommodation comprises entrance hall, guest WC, kitchen and lounge/dining room. The first floor offers two bedrooms and family bathroom and the second floor offers the main bedroom with ensuite shower room and a further double room. Outside is a small open plan front court, larger landscaped for low maintenance enclosed rear garden and the aforementioned two off road parking space in a communal car park to the rear.

ENTRANCE HALL

Via obscured double glazed composite door having laminated wood block style flooring, stair case raising to first floor landing, double panelled radiator, doors to Cloakroom/Wc and Kitchen through to Lounge/Dining Room

CLOAKROOM/WC

Having close coupled Wc, pedestal wash hand basin, continuation of laminated wood block style flooring, single panelled radiator and extractor fan

KITCHEN AREA

14'11" x 8'6" (4.55m x 2.6m)
Refitted high gloss, high and base level cupboard units with drawer space and work tops with exposed brick splash back surrounds, Belfast sink with mixer tap, appliance space to including plumbing for both dishwasher and washing machine, four ring gas hob with electric oven below and extractor and fan over, further storage units with work surface areas, ceramic tiled flooring, wall mounted boiler, Upvc double glazed window to front, open plan to Lounge/Dining Room

LOUNGE/DINING ROOM

15'7" x 10'2" (4.75m x 3.1m)
Having Upvc double glazed French doors with matching side screens offering outlook and access to rear garden, double panelled radiator and continuation of ceramic tiled flooring

FIRST FLOOR LANDING

Having doors to Two Double Bedrooms, Family bathroom and airing cupboard housing hot water cylinder having shelving above, double panelled radiator, Upvc double glazed window to front, laminated wood block style flooring and stair case raising to second floor landing

BEDROOM THREE

15'3" x 8'4" (4.65m x 2.55m)
Having two Upvc double glazed windows to rear, laminated wood block style flooring and double panelled radiator (currently being used as a lounge/sitting room)

BEDROOM FOUR

9'8" x 8'8" (2.95m x 2.65m)
Having Upvc double glazed window to front and single panelled radiator

FAMILY BATHROOM

Three piece suite comprising pedestal wash hand basin, close coupled Wc and panelled bath with mixer tap incorporating shower fitment, laminated wood block style flooring, single panelled radiator and extractor fan

SECOND FLOOR LANDING

Having doors to Two Double Bedrooms, loft hatch and single panelled radiator

BEDROOM ONE

15'3" x 10'2" (4.65m x 3.1m)
Having two Upvc double glazed windows to rear, single panelled radiator and door to En-Suite

EN-SUITE

Three piece suite comprising of pedestal wash hand basin, close coupled Wc and tiled shower tray with shower over, laminated wood block style flooring, two wall mounted heated towel rail/radiators and extractor fan

BEDROOM TWO

15'3" x 9'8" (4.67m x 2.95m)
Having two Upvc double glazed windows to front, bulk head for storage and single panelled radiator

OUTSIDE FRONT

To the front there is a small open plan front court being part gravelled with shrub and flower borders, the side of the property offers a shared block paved driveway

PARKING

Offering shared block paved driveway, leading to communal car park with off road parking for for two vehicles

OUTSIDE REAR

The rear garden is landscaped and predominantly of slate slab paving for low maintenance and decorative paving and raised shrub and flower borders, timber gate to parking are, the rear garden is enclosed with a combination of timber panelled fencing and brick wall



call to view 01536 418100

