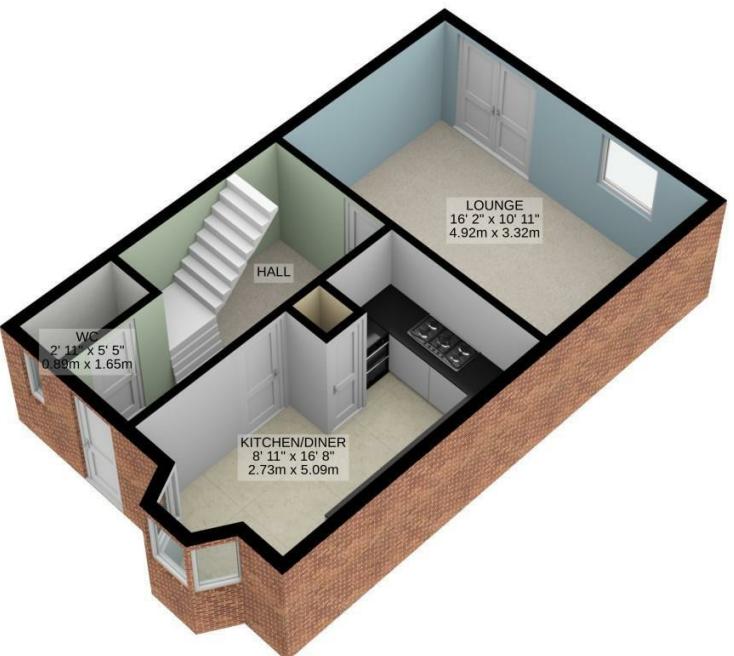


Oak Tree Close, Desborough NN14 2NG

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.



Oak Tree Close, Desborough NN14 2NG

- THREE BEDROOMS
- PARKING & GARAGE
- SOUTH/EAST PRIVATE REAR GARDEN
- Cul-De-Sac Location
- Cloakroom W.C & En-suite
- Beautifully Presented
- Re-fitted Kitchen/diner
- PLUS planning permission approved to extend
- Must Be Seen

PRICE
£220,000

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.

23 High Street, Rothwell
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**IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Discreetly located within in this pleasant cul-de-sac is the immaculately presented THREE Bedroom home with PRIVATE SOUTH/EAST REAR GARDEN, PARKING & GARAGE. Gas central heated and Upvc double glazed. Entrance hall, cloakroom W.C, Lounge/sitting room with patio doors and outlook to rear garden. Re-fitted Kitchen/Diner with integrated 50/50 fridge freezer, double oven and 5 gas ring hob. Landing to Family bathroom, three bedrooms with en-suite to Master bedroom. Front court and pleasant well stocked rear garden. PLUS planning permission approved for single storey rear extension - NK/2021/0373. Viewing Recommended.

ENTRANCE HALL

Via a upvc door, stair case to first floor, radiator and panelled doors to lounge/sitting room, re-fitted kitchen/dining room and cloakroom/ WC.

CLOAKROOM/WC

comprising: Low level WC and pedestal wash hand basin with tiling surrounds, radiator and obscure double glazed window.

LOUNGE/SITTING ROOM

16'3" x 10'4" (4.97m x 3.17m)

Upvc window to rear and Upvc double doors opening to South/East aspect private rear garden. Radiator and T.V point.

KITCHEN/DINING ROOM

14'5" x 9'3" (4.40m x 2.84m)

Offering a comprehensive range of re-fitting high glos, soft close wall and base units and draw space with work surfaces and tiled surrounds. Integrated 50/50 fridge/freezer, built in oven double over and five ring gas hob. Further appliance space with plumbing for washing machine and dishwasher. Upvc bay window to front, radiator and ceramic tiled flooring throughout.

LANDING

With panelled doors three bedrooms, bathroom and airing cupboard.

BEDROOM ONE

10'8" x 8'4" (3.26m x 2.56m)

Upvc window to front and radiator. Mirror fronted built in double wardrobe;

EN-SUITE

Comprising: Low level WC, pedestal wash hand basin, double



call to view 01536 418100

