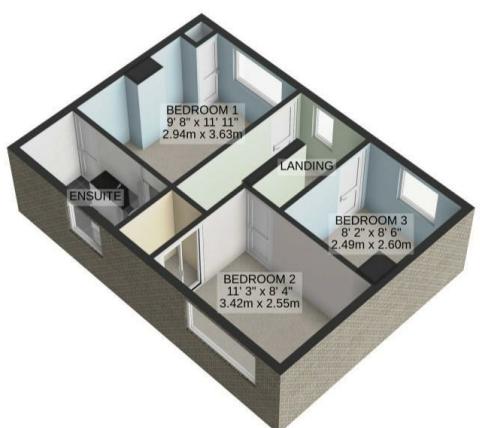


Braybrooke Road, Desborough NN14 2LJ



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.



Ample parking

Braybrooke Road, Desborough NN14 2LJ

- Well Presented
- Three good sized bedrooms
- Off road parking for four cars
- Ensuite to Main bedroom
- Refitted family bathroom
- Impressive enclosed rear garden with Family/Games room

PRICE
£259,950

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 VIEWINGS AND VIDEO VIEW AVAILABLE **Offered to the market in good decorative order throughout, is this three bedroom semi detached family home. The property offers gas central heating and Upvc double glazing with other benefits to include block paved off road parking for four cars, an ensuite shower room to the main bedroom, recently refitted downstairs family bathroom (ground floor) and an impressive good sized enclosed rear garden with large patio, separate sitting area and brick built family/games room.

The overall accommodation comprises of entrance hall, Kitchen, Lounge/Dining room and bathroom. The first floor offers three generous bedrooms with the main bedroom having a recently created ensuite shower room. Outside expect to find off road parking for four cars to the front and the aforementioned immaculate enclosed rear garden with family/games room. Viewing is strongly recommended.

ENTRANCE HALL

Via composite opaque Upvc double glazed panelled door, laminated wood block style flooring, ceiling coving, stair case raising to first floor landing, single panelled radiator, opaque Upvc double glazed window to front and glazed panelled doors to Lounge/Dining Room and Kitchen, further timber panelled door to Bathroom

LOUNGE/DINING ROOM

11'2" x 16'10" (3.42m x 5.15m)

Continuation of laminated wood block style flooring, Upvc double glazed to front and rear, two double panelled radiators, ceiling coving, glazed panelled door to Kitchen

KITCHEN

12'9" x 13'6" (3.90m x 4.13m)

Having high and base level cupboard units, drawer space and work surface areas, single bowl single drainer sink unit with mixer tap, electric cooker point, appliance space to include plumbing for washing machine and dishwasher, further appliance space for large fridge/freezer, tiled floor, Upvc double glazed window to rear plus further opaque double glazed window to rear, aforementioned door from Lounge/Dining Room, double glazed door to rear garden

BATHROOM

Refitted three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with shower and screen over, tiling to walls and floor, opaque double glazed window to front, heated towel rail/radiator

LANDING

Having Upvc double glazed window over looking rear garden, loft hatch and timber panelled doors to Three Bedrooms

DOUBLE BEDROOM ONE

9'7" x 11'10" (2.94m x 3.63m)

Having Upvc double glazed window over looking rear garden, spot lights, built in airing cupboard housing boiler, timber panelled door to En-Suite

EN-SUITE

Having newly fitted three piece suite comprising close coupled Wc, vanity wash hand basin with mixer tap and cupboards under, double shower cubicle, heated towel rail/radiator, laminated wood block style flooring, complimentary tiling to walls, obscured double glazed window to front, spot lights and extractor fan

DOUBLE BEDROOM TWO

11'2" x 8'4" (3.42m x 2.55m)

Having double glazed window to front, built in double mirror fronted wardrobes providing clothes hanging and shelving space, ceiling coving and single panelled radiator

BEDROOM THREE

8'2" x 8'6" (2.49m x 2.60m)

Having double glazed window to rear with views over rear garden, single panelled radiator, laminated wood block style flooring and ceiling coving

OUTSIDE FRONT

Having block paved parking for several vehicles with side gate to rear garden, steps to entrance door

OUTSIDE REAR

The rear garden is a particular feature to the property having immediate large paved patio, leading onto lawn areas with well stocked shrub and flower borders and trees, stepping stones to rear leading to further paved patio seating areas and pagoda, leading to Brick built Summer House/Studio/Office, outside tap, and access to Brick built Outbuilding/Utility

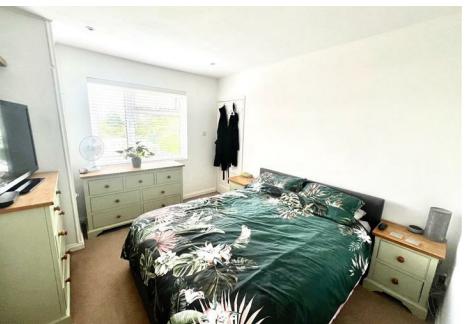
SUMMER HOUSE/STUDIO/OFFICE

15'9" x 8'0" (4.82m x 2.46m)

Having Upvc double glazed double doors, wall mounted electric heater, spot lights and bar, dimmer switch and Tv and telephone points

BRICK BUILT OUTBUILDING/UTILITY

Double glazed door and window to front, work surface areas with further appliance space, power and lighting connected



call to view 01536 418100

