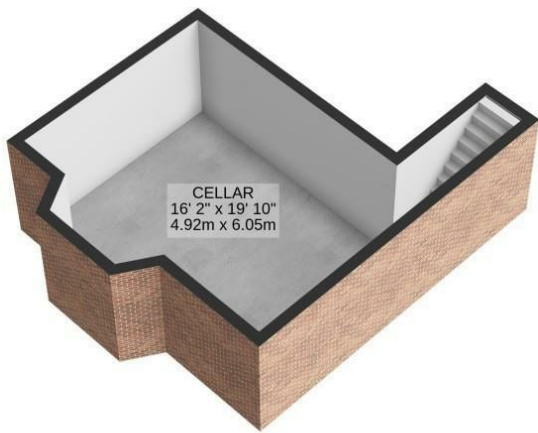
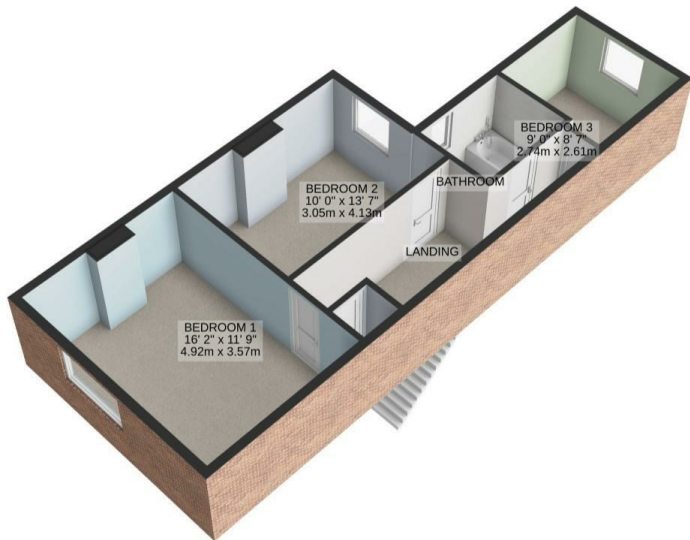


# Harborough Road, Desborough NN14 2QY

BASEMENT  
218 sq.ft. (20.2 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.



## Harborough Road, Desborough NN14 2QY

- Refurbished to high specification
- Long 200'+ rear garden
- Parking to front
- NOCHAIN
- Two separate reception rooms
- Impressive brand new kitchen with integrated appliances
- NEW RE-WIRE
- NEW CENTRAL HEATING SYSTEM

PRICE  
£325,000

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.



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# Harborough Road, Desborough NN14 2QY

PRICE £325,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWS AVAILABLE\*\*** Offered to the market having recently being refurbished to a high specification is this mature bay fronted three bedroom detached family home which also offers a larger than average c.0.15 Acres overall plot including the off Road Parking to front and c.63 m/205 ft garden to rear with Greenhouse and outdoor entertaining area. The property offers new rewired electrics, new boiler, pipework and radiators and newly fitted windows throughout. The overall accommodation comprises Storm porch, Entrance hall, good size Lounge with the bay window and wood burner, separate dining room, impressive brand new fitted Kitchen with porcelain work tops and built in appliances, being open plan to utility area, and having the guest W.C. There is also a converted basement area (see image). The first floor via the landing are three bedrooms and brand new bathroom. Outside is side by side gravelled off road parking for two vehicles plus the aforementioned spacious enclosed rear garden. Viewing is strongly recommended. NO CHAIN

## ENTRANCE HALL

Via obscured double glazed composite door, with original tiled flooring, single panelled radiator, stair case raising to first floor landing, door to Dining Room

## DINING ROOM

11'9" x 12'7" min (3.6m x 3.85m min )  
Having double panelled radiator, laminated wood block style flooring, Upvc double glazed French double doors offering outlook and access to rear garden, timber door to Kitchen and feature double doorway to Lounge/Sitting Room

## LOUNGE/SITTING ROOM

11'9" min plus bay window x 11'9" (3.6m min plus bay window x 3.6m)  
Having continuation of laminated wood block style flooring, Upvc double glazed bay window to front, double panelled radiator and feature fire place housing wood burner with tiled hearth and display grate

## KITCHEN/UTILITY ROOM

15'6" x 8'4" with utlity 8'4" x 6'10" (4.74m x 2.55m with utlity 2.55m x 2.10m )  
Newly fitted high spec kitchen with a range of high and base level cupboard units with drawer space, with porcelain work space and splash back surrounds and display mantel, Belfast sink with mixer tap, integrated fridge/freezer and dishwasher, five bottle wrack, fitted oven with electric hob with concealed extractor over, Upvc double glazed window to side, wall mounted concealed combination boiler, double panelled radiator, feature double doorway to open plan to Utility Space, ceramic tiled flooring throughout, Spot lights to ceiling, further double panelled radiator, Upvc double glazed window to side, obscured double glazed window to rear, plumbing for automatic washing machine and further appliance space, timber door to Cloakroom/Wc, further door to Basement

## CLOAKROOM/WC

continuation of ceramic tiled flooring, part tiled walls to dado height, obscured Upvc double glazed window to rear, close coupled Wc and pedestal wash hand basin

## BASEMENT

14'3" x 9'10" min (4.35m x 3m min)  
This has been professional dry lined, with laminated wood block style flooring, spot lights to ceiling, and concealed metres

## CLOAKROOM/WC

## LANDING

Having panelled doors to Three Bedrooms (Two Double and One Single), Bathroom and over stairs cupboard

## DOUBLE BEDROOM ONE

15'8" x 11'5" (4.8m x 3.5m )  
Having Upvc double glazed window to front and double panelled radiator

## DOUBLE BEDROOM TWO

12'5" x 9'8" (3.8m x 2.95m )  
Having Upvc double glazed window to rear and double panelled radiator

## BEDROOM THREE

8'8" x 5'11" min plus doorway (2.65m x 1.82m min plus doorway)  
Having Upvc double glazed window to rear and single panelled radiator

## BATHROOM

Having newly fitted three piece suite comprising panelled bath with wall mounted shower and additional rain fall shower head over and screen, close coupled Wc and vanity wash hand basin, ceramic tiled flooring and complimentary tiling to all walls, obscured Upvc double glazed window to side, spot lights to ceiling, wall mounted chrome heated towel rail and extractor fan

## OUTSIDE FRONT

To the front the property offers gravel off road parking for two vehicles (side by side), gated access to rear and steps to entrance hall

## OUTSIDE REAR

The rear garden extends approximately 200ft in length with side patio, tiled covered entertaining area, the remainder of the garden is mainly laid to lawn with shaped area and rockeries gravel and well stock shrub and flower borders, garden shed and good size green house



call to view 01536 418100

