

Thistle Drive, Desborough NN14 2JL



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- Four bedrooms
- PARKING & GARAGE
- Good size house
- No Chain

PRICE  
**£235,000**  
FREEHOLD

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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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Offered with no chain and situated on the ever popular Grange development with **PARKING & GARAGE**. Gas central Heated & Upvc double glazed. Reception hall, cloakroom W.C, Kitchen/breakfast room and Lounge/sitting room. First floor to 3 good bedrooms and Family bathroom with second floor offering Master with dressing room area. Outside offers enclosed rear garden, **OFF ROAD PARKING & GARAGE**. Approx. floor area 104 sq.m (1,120 sq.ft)

### ENTER

Via uPVC double glazed door to front into Entrance Hall

### ENTRANCE HALL

Doors to Kitchen/Breakfast Room, Lounge/Dining Room, stairs raising to first floor accommodation, wood laminated flooring, gas radiator, additional door to WC

### CLOAKROOM/WC

Low level WC, pedestal wash hand basin, tiling to all sensitive areas, ceramic tiled flooring, gas radiator, chrome inset spot lights to ceiling, extractor fan

### KITCHEN/BREAKFAST ROOM

12'8" x 8'0" (3.87m x 2.46m)  
387m into bay x 2.46m (1269'8" into bay x 8'0") - Double glazed bay window to front, a range of beech style kitchen units at base and eye level with complimentary marble effect work tops, stainless steel sink and half drainer, built in appliances to include stainless steel electric oven, gas hob and extractor hood, plus built in dishwasher, tiling to all sensitive areas, inset spot lights to ceiling with continuation of ceramic tiled flooring, gas radiator, space for dining table

### LOUNGE/DINING ROOM

16'5" x 16'5" narrowing 11'8" (5.02m x 5.02m narrowing 3.56m )  
Double glazed window to rear and double glazed French doors to rear accessing patio area, two gas radiators, electric flame effect fire with stone effect hearth, wooden surround, wood laminated flooring, under stairs cupboard, inset spot lights to ceiling

### LANDING

Doors to Bedroom Two, Three And Four, airing cupboard housing hot water cylinder, stairs raising to second floor accommodation, gas radiator

### BEDROOM TWO

12'8" x 8'4" (3.87m x 2.55m )  
Double glazed window to front, gas radiator

### BEDROOM THREE

12'1" x 8'4" (3.69m x 2.56m )  
Double glazed window to rear, gas radiator

### BEDROOM FOUR

8'7" x 6'2" (2.63m x 1.9m )  
Double glazed window to front, gas radiator

### FAMILY BATHROOM

Obscured double glazed window to rear, three piece suite comprising panelled bath with chrome shower attachments, low level WC, wash hand basin set in vanity unit with storage under, tiling to all sensitive areas, ceramic tiled flooring, inset chrome spot lights to ceiling

### BEDROOM ONE

16'0" x 11'5" plus wardrobe recess (4.89m x 3.48m plus wardrobe recess)  
Double glazed window to front, gas radiator, built in storage cupboard and a range of built in additional built in wardrobes, archway through to Dressing Area with additional double glazed sky light to rear and additional built in storage and wardrobe space, inset spot lights to ceiling and gas radiator, further door to En - Suite

### EN-SUITE

Double glazed sky light to rear, three piece suite comprising of separate shower cubicle with mains shower and glass screen, low level WC, wash hand basin set in vanity unit with additional storage under, ceramic tiled flooring, tiling to all sensitive areas, chrome heated towel rail

### OUTSIDE FRONT

Lawned area with hard standing path to front

### PARKING & GARAGE

Hard standing parking providing off road parking for to single garage with up and over door having power and lighting

### OUTSIDE REAR

Slab patio area, mainly laid to lawn with shrub borders and flower beds, enclosed rear garden with wooden fenced perimeter, gated access to front



call to view 01536 418100

