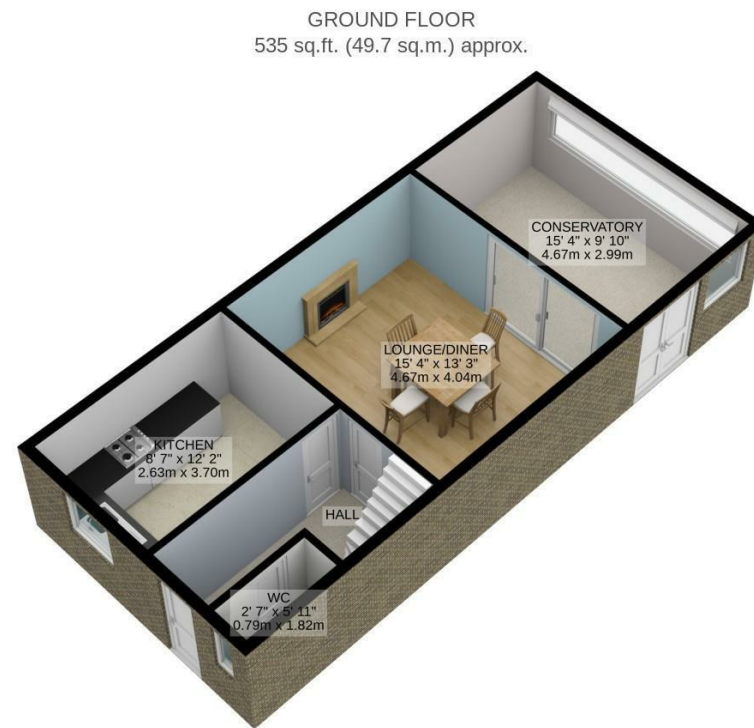


Neuille Way, Desborough NN14 2XT



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.



Neuille Way, Desborough NN14 2XT

- Three bedrooms
- Conservatory/Family Room
- Double parking
- A well presented home

PRICE
£230,000
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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Extended three bedroom detached Family with South/Westerly aspect rear garden and double parking. Gas central heated and double glazed; Entrance Hall, cloakroom W.C, re-fitted Kitchen, Lounge/sitting room and good size Conservatory/Family Room. Landing to bathroom and three bedrooms with bedroom one having the potential to reinstate en-suite having been converted to a walk in wardrobe for useful additional storage.

RECEPTION HALL

Via glazed and timber panelled door, laminated wood block style flooring, stair case raising to first floor landing with storage alcove under, power point, double panelled radiator, panelled doors to Cloakroom Wc, Kitchen and Lounge/Sitting Room

CLOAKROOM/ WC

Comprising close coupled Wc and wash hand basin with tiled surrounds, heated towel rail/radiator and opaque sealed unit double glazed window to front

LOUNGE/SITTING ROOM

15'3" x 13'3" (4.67m x 4.04m)
Having feature fire surround having marble hearth and inset, double panelled radiator, ceiling coving and glazed sliding door to Family Room/Conservatory

FAMILY ROOM/CONSERVATORY

15'3" x 9'9" (4.67m x 2.99m)
Brick and double glazed construction, with laminated wood block style floor, double glazed and double doors offering out look and access to rear garden

KITCHEN

8'7" x 12'1" (2.63m x 3.70m)
Offering a comprehensive range of refitted high and base level cupboard units with drawer space and work tops having tiled surrounds and under pelmet lighting, inset single drainer sink unit with mixer tap, built in double oven, five ring gas hob and extractor as well as further appliance space with plumbing for automatic washing machine and large fridge/freezer (that may be available by separate negotiation). Sealed unit double glazed window to front

LANDING

Having panelled doors to Three Bedrooms and Bathroom, loft hatch, double power point and sealed unit double glazed window to side

BEDROOM ONE

12'4" x 11'6" (3.77m x 3.52m)
Double glazed window to front, single panelled radiator, laminated wood block style flooring, panelled door to shelved airing cupboard and further door to former en-suite now shelved and railed for walk in wardrobe purpose (Agent note - plumbing for the former en-suite is still in place, should the would be buyer wish to re-instate)

BEDROOM TWO

8'7" x 9'1" (2.63m x 2.78m)
Having double glazed window to rear and single panelled radiator

BEDROOM THREE

6'8" x 9'1" (2.04m x 2.78m)
Having double glazed window to rear and single panelled radiator

BATHROOM

Comprising refitted close coupled Wc, pedestal wash hand basin and panelled bath with mixer tap incorporating shower fitment, curtain rail, opaque double glazed window to side and heated towel rail/radiator

OUTSIDE FRONT

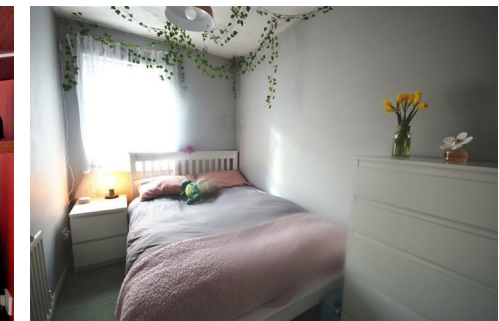
The property enjoys a corner plot position being mainly grassed and open plan to side and front and trees

PARKING

Off road parking for several vehicles leading to side gate leading to rear garden

OUTSIDE REAR

The rear garden enjoys a South/Westerly aspect being enclosed with panelled fencing and designed for low maintenance, being mainly grassed and decking seating area



call to view 01536 418100

