

15 Kenmore Drive, Desborough, NN14 2UN



£319,950

Right near the most Southern edge of Desborough town, just a stones through from open countryside is this fantastic, modern, four bedroom detached home. The property is located well for Desborough's town centre amenities and the property's accommodation is offered in stylish decorative order. It briefly comprises entrance hall, ground floor WC, lounge, dining room, breakfast kitchen, landing, four bedrooms, master en-suite and family bathroom. To the front of the property there is a larger than average frontage providing off road parking for up to three cars, a single garage and garden at the rear.

Service without compromise

Entrance Hallway



Composite double-glazed front entrance door. Understairs cupboard. Radiator.

Lounge 17'2" max into box bay x 11'0" (5.23m max into box bay x 3.35m)



UPVC double-glazed box bay window to front. Luxury vinyl tiled flooring. Two radiators. Glazed French doors through to dining room.



Dining Room 12'5" x 8'6" (3.78m x 2.59m)



UPVC double-glazed French doors to rear. Luxury vinyl tiled flooring. Radiator.

Breakfast Kitchen 12'6" x 8'5" (3.81m x 2.57m)



UPVC double-glazed window to rear. UPVC double-glazed opaque side entrance door. Fitted range of base units. Stainless steel sink. Recessed space for fridge/freezer. Space and plumbing for washing machine. Space for dryer. Electric oven. Gas hob with extractor hood over. Fixed breakfast bar. Radiator.



Ground Floor WC



UPVC double-glazed window to front. WC. Wash hand basin over storage units. Heated towel rail. Tiled walls. Tiled flooring.

Landing



UPVC double-glazed window to side. Cupboard housing combination gas central heating boiler. Loft access hatch to boarded loft space.

Master Bedroom 11'0" x 10'2" (3.35m x 3.10m)



UPVC double-glazed window to front. Radiator.



Master En-Suite



Opaque UPVC double-glazed window to side. WC. Wash hand basin over storage unit. Shower cubicle. Shaver point. Tiled walls. Tiled floor.

Bedroom Two 10'2" x 9'4" (3.10m x 2.84m)

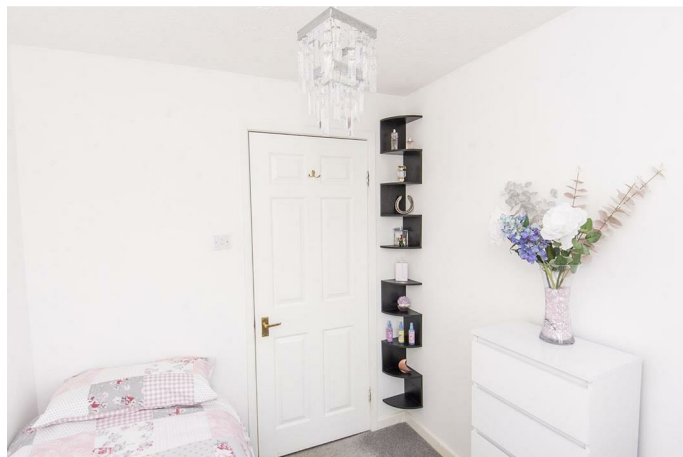


UPVC double-glazed window to rear. Radiator.

Bedroom Three 8'0" x 7'0" (2.44m x 2.13m)



UPVC double-glazed window to front. Radiator.



Bedroom Four 7'9" x 7'0" (2.36m x 2.13m)



UPVC double-glazed window to rear. Radiator.

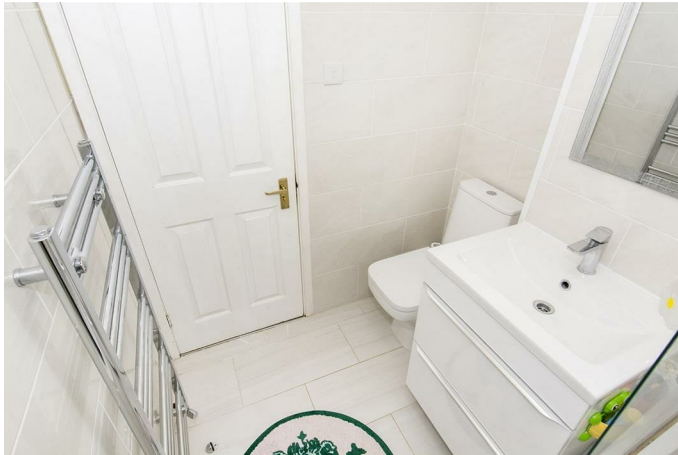


Family Bathroom



WC. Wash hand basin over storage unit. Panelled bath

with shower mixer tap and glazed screen. Heated towel rail. Tiled walls. Tiled floor. Extractor fan.



Front



Tarmacked driveway providing parking for two or three cars. Lawned front garden with tree inset.

Garage 17'8" x 8'5"max internal measurements (5.38m x 2.57mmax internal measurements)



Up and over vehicle access door. Power and light connected. Glazed rear entrance door to rear garden.

Rear Garden



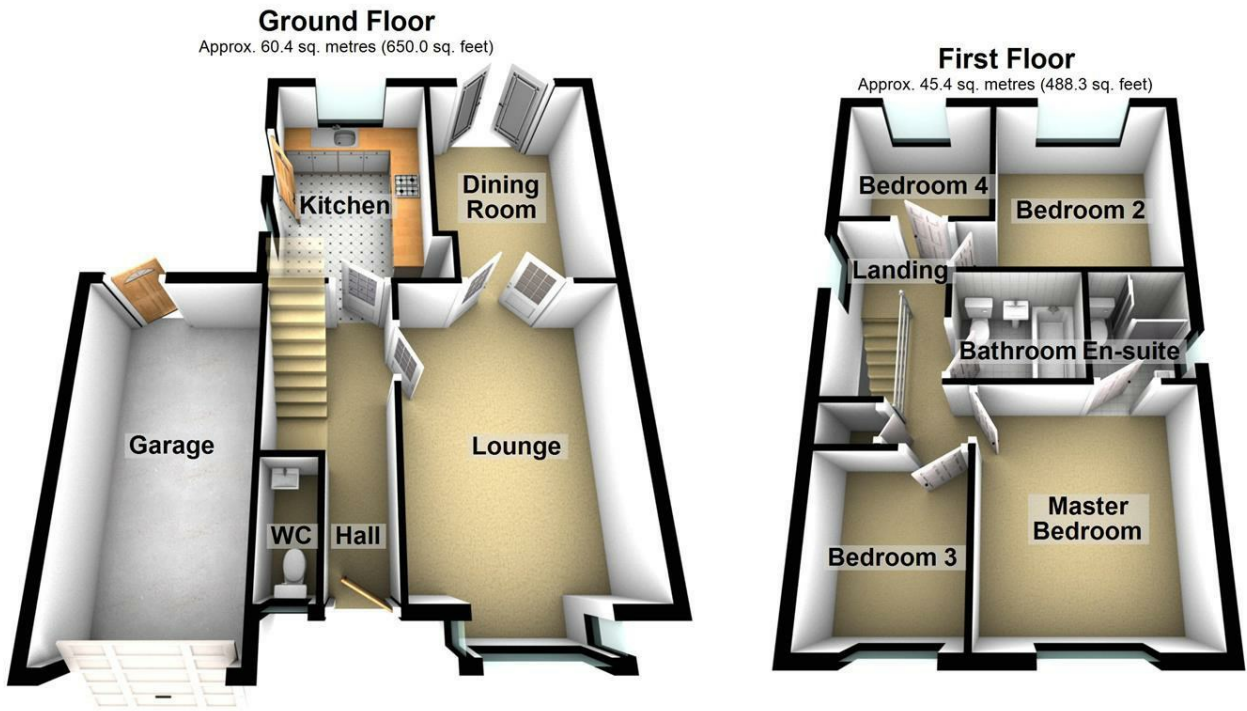
Paved patio. Retaining wall with lawned area. Enclosed by timber fencing with the side having been recently re-fenced.



Note For Prospective Buyers

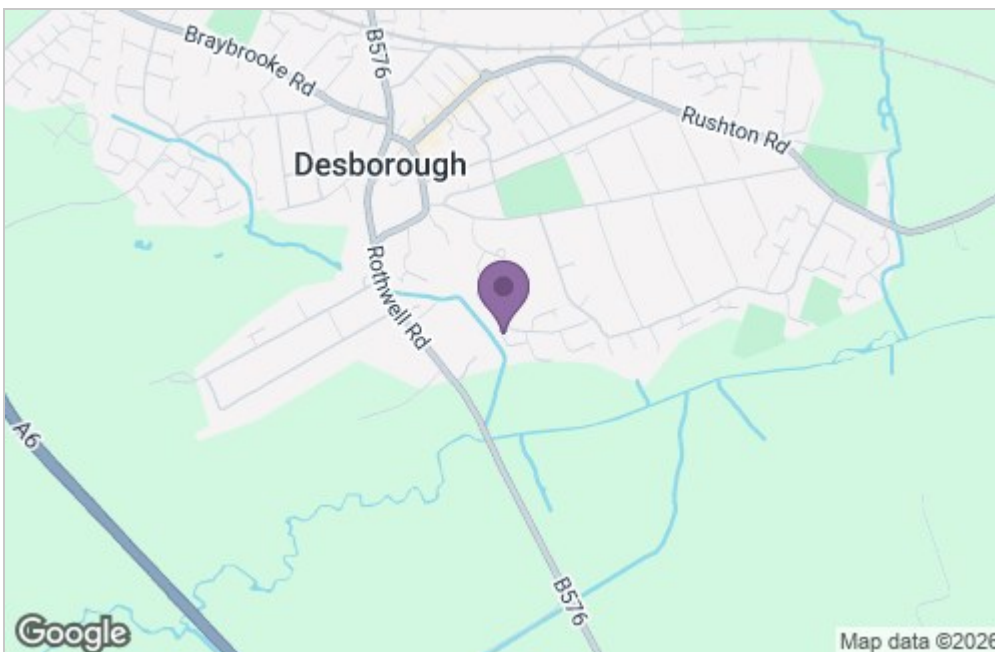
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 105.8 sq. metres (1138.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

Service without compromise