

7 Cranesbill Close, Desborough, NN14 2JA



Offers Around £410,000

Offered to the market with NO CHAIN!!! A well presented, four/five bedroom detached family home having been recently re-decorated throughout, new boiler, offering spacious accommodation over three floors. This lovely home is conveniently placed for the superb road and rail links, is a short walk from Desborough town centre, schools and amenities. The accommodation comprises: Entrance hall, spacious lounge, separate dining room/second reception or study, kitchen/diner, utility room, two bedrooms with en-suite bathrooms, three further bedrooms and family bathroom. Outside is a good sized fully enclosed garden, rear driveway for multiple vehicles, double garage with workshop area.

Entrance Hall



Lounge 19'3 x 11'3 (5.87m x 3.43m)



UPVC double glazed window to front aspect. UPVC double glazed 'French' doors onto: Rear garden. Electric feature fireplace. Wall lights. TV and telephone point. 2 x radiators.

Dining Room/Second Reception 10'10 x 10'6 (max) (3.30m x 3.20m (max))



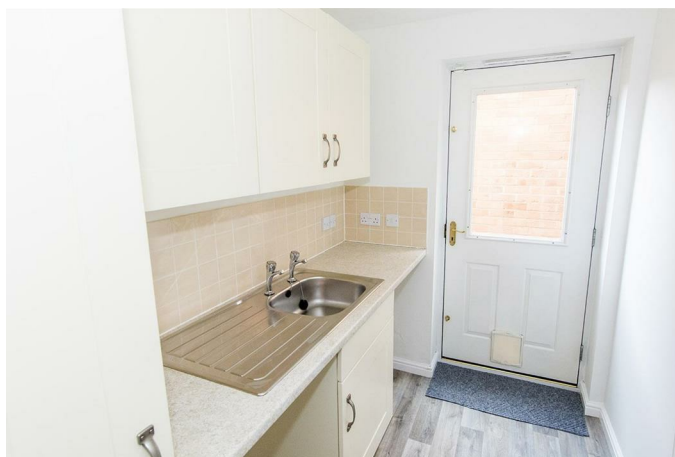
UPVC double glazed window to front aspect. Radiator.

Kitchen/Diner 17'1 x 15'11 (max) (5.21m x 4.85m (max))



Having a selection of fitted base, wall units and breakfast bar with laminate worktop over. 1 1/2 bowl stainless steel sink with drainer. High level double fan assisted electric oven and four ring gas hob with extractor over. Space and plumbing for a freestanding dishwasher. Space for integrated fridge/freezer. Vinyl flooring. 2 x UPVC double glazed windows to rear aspect. UPVC 'French' doors to side aspect onto: Rear garden. Loft hatch access. Radiator. Door through to: Utility room.

Utility Room 7'3 x 5'4 (2.21m x 1.63m)



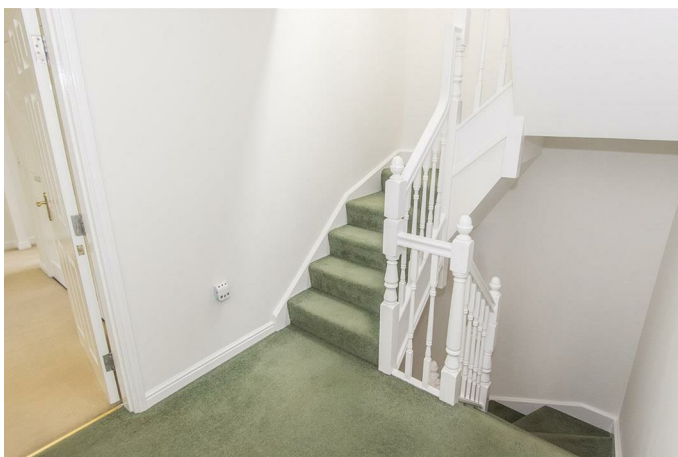
Having a selection of fitted base and wall units with laminate worktop over and single bowl stainless steel sink with drainer. Space and plumbing for a freestanding washing machine with a further space for a freestanding dryer. Vinyl flooring. Radiator. Door out to: Side passage and rear garden.

WC



Comprising: Low level WC and wash hand basin. Radiator.

First Floor Landing



Doors off to: Bedrooms. Stairs rising to: Second floor. Radiator.

Bedroom One 11'6 x 11'4 (3.51m x 3.45m)



UPVC double glazed window to front aspect. 3 x double built-in wardrobes. TV and telephone point. Radiator. Archway through to: En-Suite.

En-Suite Bathroom 7'5 x 5'6 (2.26m x 1.68m)



Comprising: Paneled bath with shower over, low level WC and wash hand basin. Wall tiling to wet areas and vinyl flooring. Opaque UPVC double glazed window to rear aspect. Radiator.

Bedroom Two 12'0 (max) x 10'6 (3.66m (max) x 3.20m)



UPVC double glazed window to front aspect. 2 x double built-in wardrobes. TV point. Radiator. Door through to: En-Suite Shower Room

En-Suite Shower Room 10'5 x 5'0 (3.18m x 1.52m)



Comprising: Double shower enclosure, low level WC and wash hand basin. Wall tiling to wet areas and vinyl flooring. Opaque UPVC double glazed window to rear aspect. Radiator.

Bedroom Five/Study 7'7 x 6'11 (2.31m x 2.11m)



UPVC double glazed window to front aspect. Radiator.

Second Floor Landing



Doors off to: Bedrooms and bathroom. 'Velux' window to rear aspect. Airing cupboard housing 'Megaflow' water tank. Radiator.

Bedroom Three 13'0 x 11'3 (3.96m x 3.43m)



UPVC double glazed window to front and side aspect. 2 x double built-in wardrobe. 2 x radiator.

Bedroom Four 13'10 x 10'6 (4.22m x 3.20m)



UPVC double glazed window to front and side aspect. 2 x double built-in wardrobes. 2 x radiator.

Bathroom 9'0 (max) x 6'11 (2.74m (max) x 2.11m)



Comprising: Paneled bath with shower over, low level WC and wash hand basin. 'Velux' window to front aspect. Wall tiling to wet area and Vinyl flooring. Radiator.

Outside



The front of the property can be accessed via a pedestrian walkway. Pedestrian gated access to the rear garden can be sought to the side. To the rear is a double driveway providing off road parking for multiple vehicles. Gated access into rear garden. The rear garden is fully

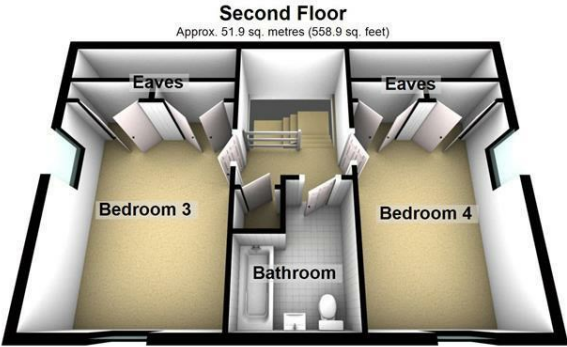
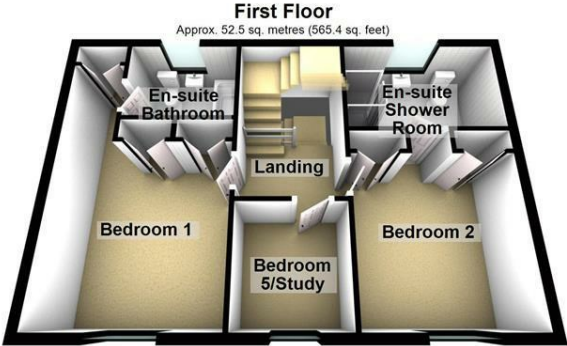
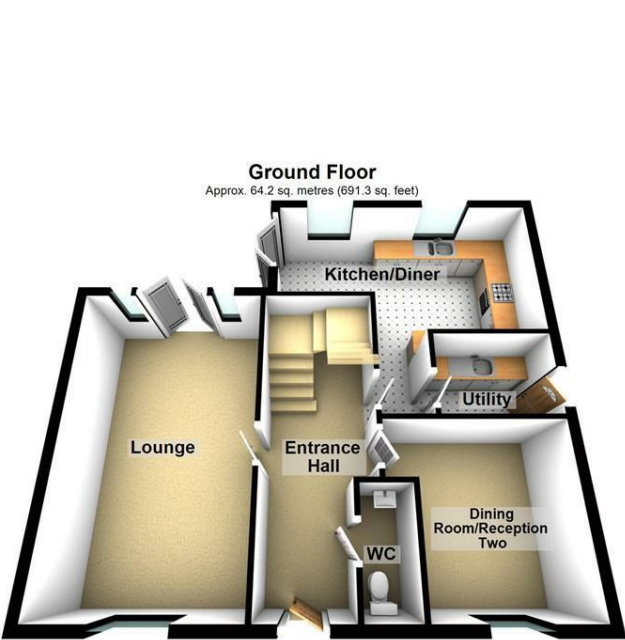
enclosed with lapped wooden fencing, there is a paved patio area with the garden being mainly laid to lawn with low maintenance gravel borders.

Double Garage & Workshop Area

With up and over doors, power and light. The workshop area is of stud partitioning accessed from the garage. Having power, light and work bench.

Council Tax Band E

Floor Plan



Total area: approx. 168.7 sq. metres (1815.6 sq. feet)

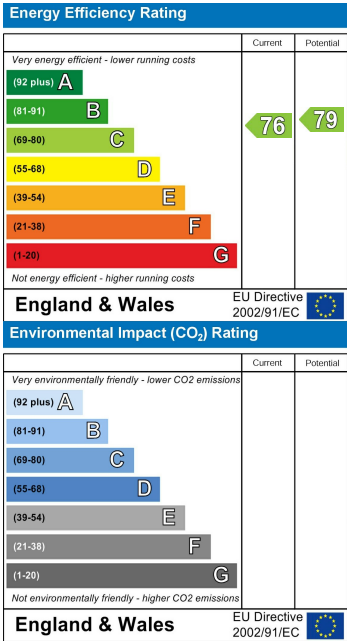
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise