

11 Beech Close
Desborough
NN14 2XQ

£490,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

An impressive and substantial detached family home occupying a fabulous plot with DOUBLE GARAGE AND AMPLE OFF ROAD PARKING.

Tucked away in an exclusive cluster of homes within the heart of Desborough a small market town serviced by plenty of shops and amenities as well as schooling and excellent transport links being ideally situated for Market Harborough and Kettering both of which have direct train connections to London.

The property provides superb accommodation over two floors consisting of a large, welcoming entrance hall, cloakroom, four reception rooms comprising of a lounge, conservatory, study and dining room, a kitchen/breakfast room and utility room on the ground floor.

To the first floor there are four substantial bedrooms, the master of which benefits

from fitted Hammonds' furniture and a four piece ensuite with bath and separate shower and another four piece family bathroom services the remaining bedrooms.

Other benefits include a feature fireplace with gas living flame fire (2024), refitted central heating boiler (2023), UPVc double glazing, integrated dishwasher, double oven, hob and fridge, fitted storage in two further bedrooms, airing cupboard and Karndean and Amtico flooring in some areas.

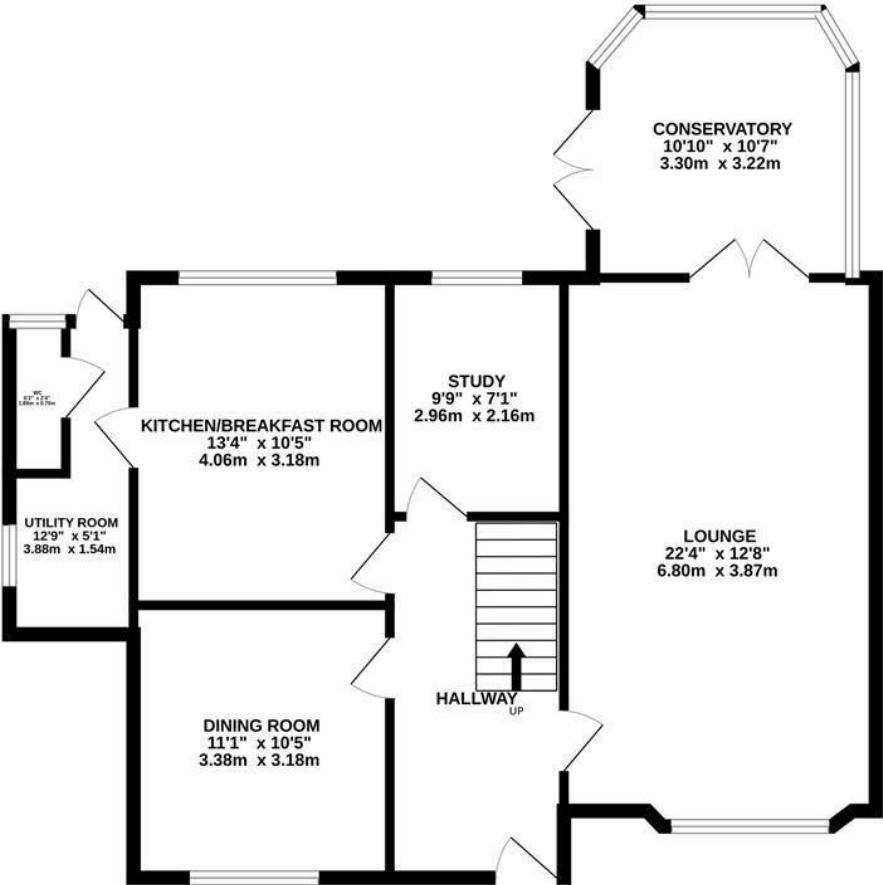
Outside the plot is ideal for all the family, plenty of space to relax and entertain, play with pockets of shrubs and flowers, patio areas and gated access to the front leading to the double garage and off road parking for numerous vehicles.

Call the delighted sole agents Oscar James Kettering to make arrangements to view.

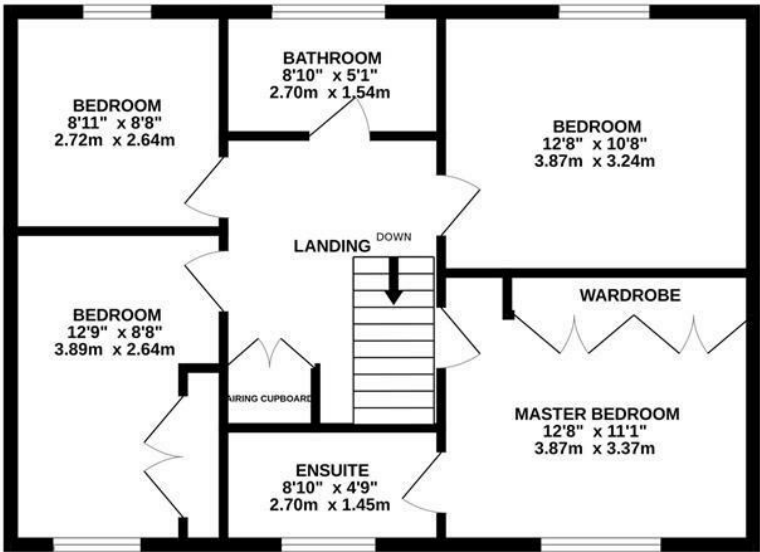
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Floor Plan

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Four reception rooms



Kitchen/breakfast room



Four bedrooms



Family bathroom, ensuite and cloakroom



Fabulous plot with large garden



Double garage and off road parking





SELLER'S SECRET

Over the years I have been very happy here and especially love the garden, it is such a pleasure to spend time outside, I hope the new owners are very happy here and a great benefit of this peaceful area is the easy access to nature, being next to the Millenium Green and beyond. In addition the closeness to all amenities means not always having to take the car!



Why we like it....

We love this house! So much to appreciate both inside and out.. we very much look forward to showing prospective purchasers around.

To buy or not to buy....

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com
