

Eyam Close  
Desborough  
NN14 2FF

Offers Over £400,000



OSCAR JAMES

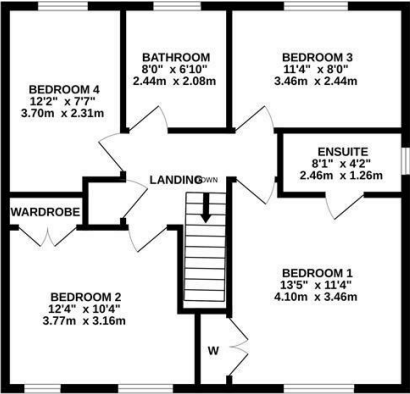
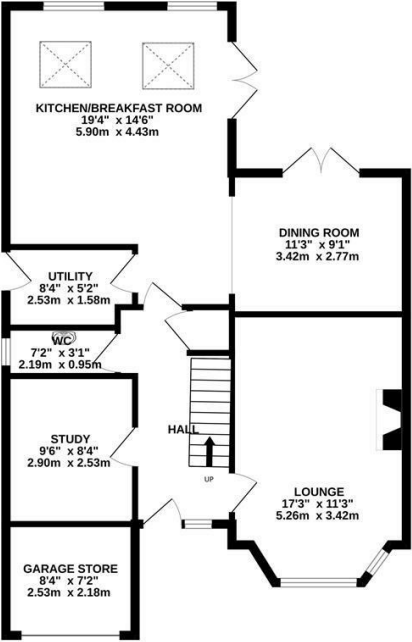
...expect excellence



# FLOOR PLANS

GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.

1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1457 sq.ft. (135.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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...



Lounge



Extended Kitchen/Diner/Family Room



Four Bedrooms



WC/Ensuite To Master/ Family Bathroom



Private Rear Garden



Off Road Parking & Garage Store



## WHAT'S GREAT?

A lovely four bedroom extended family home situated on a private drive way in Desborough, within walking distance to the local primary school and shops and great road link to the A14 and A6.

Upon entering, you are greeted by a lovely living room featuring a working fireplace, perfect for cosy evenings. Adjacent to this is a study, providing a quiet space for work or relaxation. The heart of the home is undoubtedly the extended kitchen diner, which boasts Quartz worktops, boiling water tap, integrated appliances and patio doors that open onto the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, you will find four generously sized bedrooms. The master bedroom is a standout feature, complete with fitted wardrobes and an ensuite bathroom, a family bathroom serves the other bedrooms, providing ample facilities for family living.

The exterior of the property is equally impressive. The private rear garden offers a good-sized space for outdoor activities, complemented by a lovely patio area, ideal for entertaining or enjoying the sunshine. To the front, a gravelled driveway provides parking for up to four vehicles, along with garage space.

Further benefits include a new boiler which was recently replaced and a log cabin in the garden which would make a great home office.

This property is a perfect blend of modern living and family-friendly features, making it a must-see for those seeking a new home in Desborough.

Please call Oscar James to arrange a viewing.

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# SELLER'S SECRET

We have owned this property for over 20 years, this has been a great family home. We are now looking at moving closer to Market Harborough.



## Why we like it....

A fantastic detached and extended family home, with great road links to the A6 & A14.

# OSCAR JAMES

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To buy or not to buy....

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