



Hereford Close, Desborough, NN14 2XA

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GRANGER & CO

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Property Description

A modern three bedroom detached home situated in a no through road, located just a few minutes drive from the town centre.

The property is accessed through a front entrance door that takes you through into the living room which has an engineered oak floor and a fireplace with an inset wood burner set on a raised hearth with mantle over. An archway leads through into the dining room, which has the continuation of the engineered oak flooring and sliding doors leading into the conservatory which is "p" shaped and divided into a utility area with a sink and drainer, plumbing for appliance, and the lounging area that gives direct access into the rear garden.

The modern kitchen is fitted with a range of base and wall units, a complimentary worktop with an inset sink with drainer, there is a tiled floor, window to rear and a door to the side of the property. For cooking there is a gas hob and a double electric eye level oven.

To the first floor there are three bedrooms. Bedroom one is located to the front of the property and looks over the front elevation. Bedroom two and three are located to the rear, with bedroom two boasting a range of fitted wardrobes that provide hanging and storage space.

The family bathroom is fitted with a modern white suite that comprises of an integrated w/c and wash basin with cupboard above and below, a mirror with lighting, and a walk in shower.

Outside to the front there is car standing for 4-5 cars with a gated carport to the side. The rear garden has a paved patio area, shaped lawn and a timber garden shed, all of which is enclosed by timber fencing.





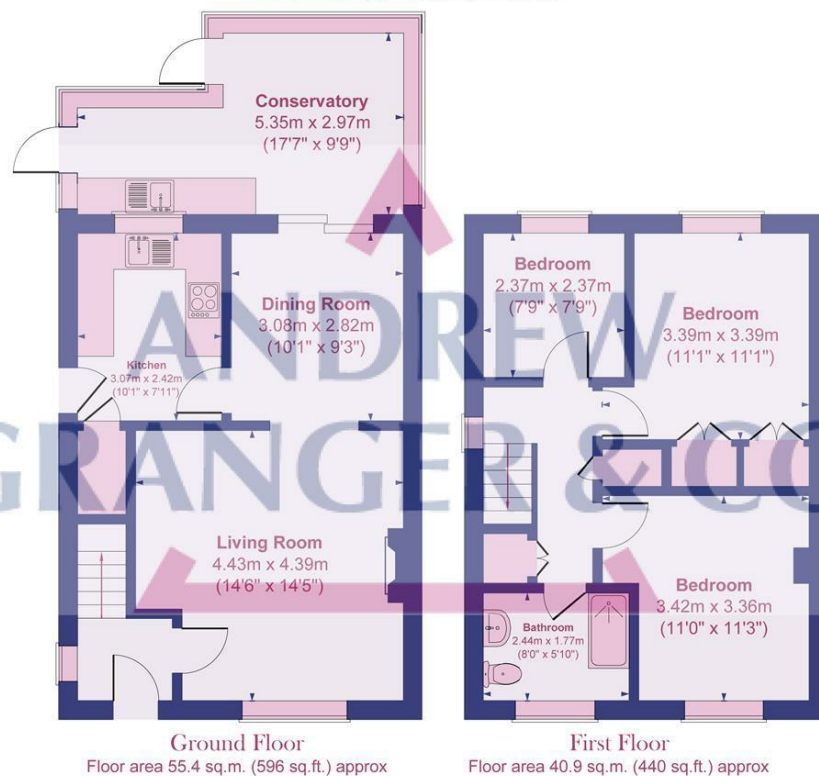
Key Features

- Three Bedroom Detached Family Home
- Close To All Local Amenities
- Entrance Hallway
- Living Room, Separate Dining Room
- Conservatory / Utility Area
- Modern Kitchen
- Two Double & One Single Bedroom
- Modern Shower Room
- Car Standing, Car Port
- Rear Garden

**Offers Over
£260,000**



Approximate Gross Internal Area
96.3 sq. m. (1036 sq. ft.)
Total 96.3 sq. m. (1036 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority
Kettering

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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on 01858 431315

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