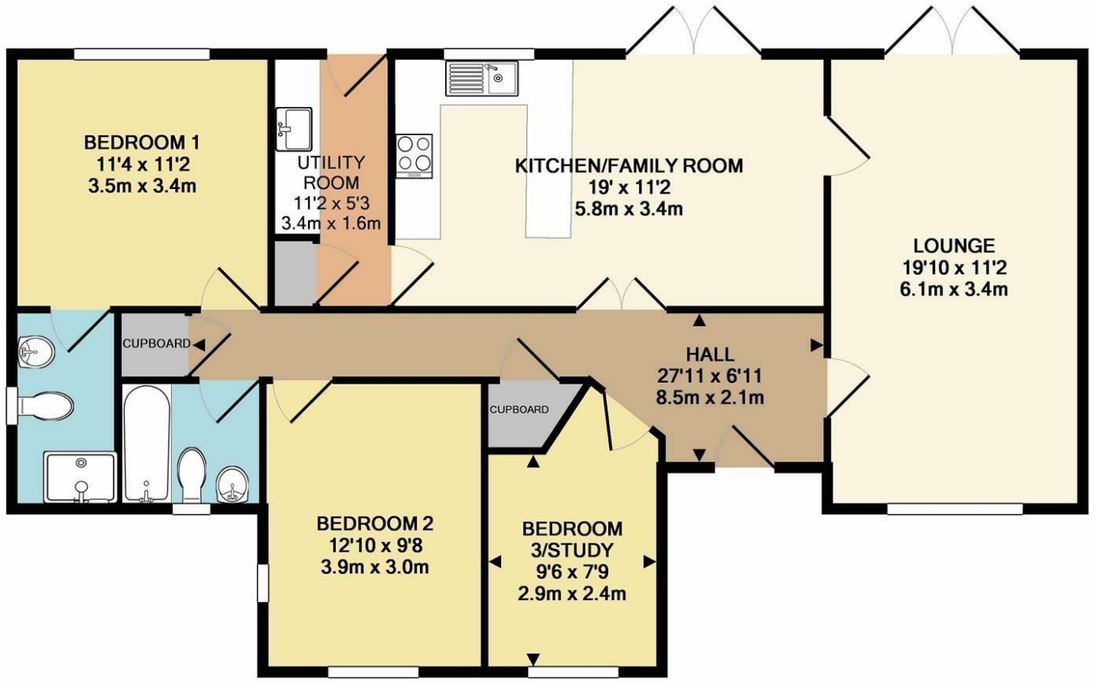

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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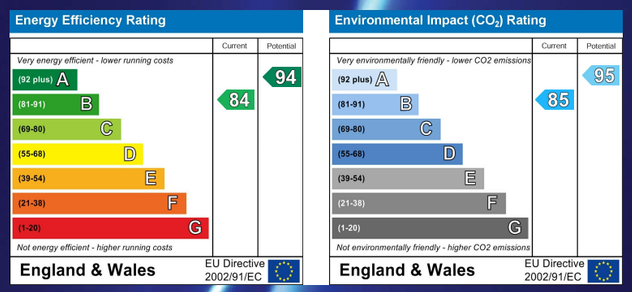

LUCAS
SALES & LETTINGS
2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600
sales@lucasestateagents.co.uk
www.lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer.

2 Haslemere Drive, Desborough, Kettering NN14 2FN

Asking Price £350,000

Tenure: Freehold
Energy Rating: B

This fabulous new Beechdale built DETACHED bungalow is so good that once you get inside you won't want to leave! If you want a quality BUNGALOW in an exclusive modern non-estate environment with landscaped garden, southerly rear aspect and a brilliantly laid out floor plan offering comfortable practical living with gas central heating a double glazing then look no further. This brand NEW HOME is READY to MOVE INTO, complete with INTEGRATED kitchen APPLIANCES and fitted CARPETS and Karndean flooring. Everything has been carefully thought through from LOW MAINTENANCE features to an OVERSIZE GARAGE and GOOD PARKING so that all you need do is move in and enjoy a beautifully finished home for years to come. NHBC.

LUCAS
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Porch

Hall

Lounge
6.05 x 3.4 (19'10" x 11'1")

Family Dining Kitchen
5.8 x 3.4 (19'0" x 11'1")

Dining/Sitting Area

Utility
3.4 x 1.6 (11'1" x 5'2")

Bedroom 1
3.45 x 3.4 (11'3" x 11'1")

En Suite Shower
2.6 x 1.4 (8'6" x 4'7")

Bedroom 2
3.9 x 2.95 (12'9" x 9'8")

Bedroom 3
2.9 + door recess x 2.35 (9'6" + door recess x 7'8")

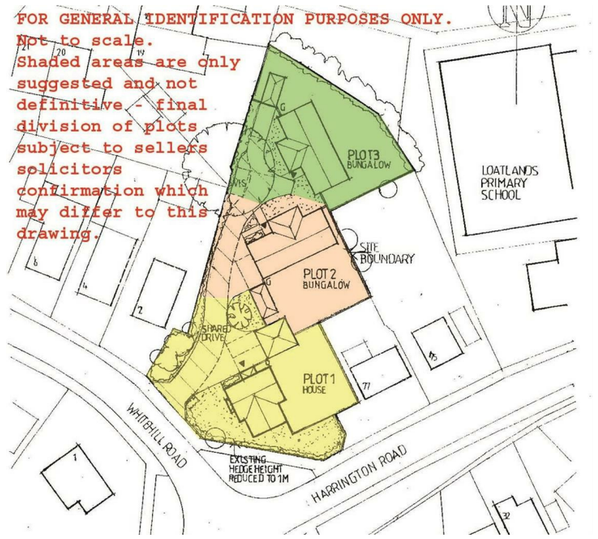
Bathroom
1.9 x 1.7 (6'2" x 5'6")

Rear

Outside

Single Brick Garage

Location
Desborough is situated about 6 miles to the north west of Kettering bypassed by the A6 leading to Market Harborough about 5 miles further north west. Both towns have frequent services to London St Pancras International (Kettering; about one hour). Haslemere Drive is a new private road serving just 3 properties and situated on the western side of Desborough, within a short drive of the A6 bypass, off Whitehill Road near the junction with Harrington Road. Open countryside is close by and the centre of Desborough is aboout half a mile and the nearest local shop is less than a quarter of a mile in Braybrooke Road at the other end of Whitehill Road.



EPC
The assessment will be be made when the building is formally completed but the EPC for number 3 should be very similar if not identical.