







5 Yaffle Crescent, Desborough, Kettering NN14 2GB
£185,000

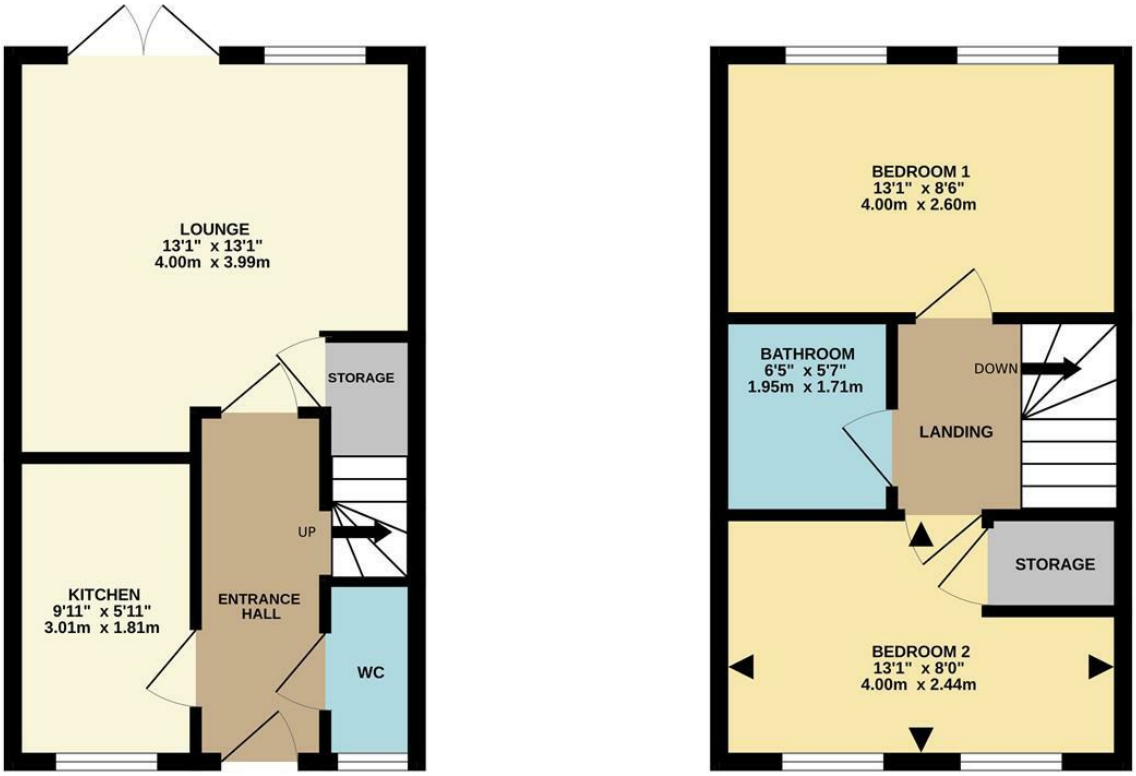
Lucas Estate Agents are pleased to be offering this 2 double bedroom property to the market with NO ONWARD CHAIN. Sitting in an ideal position, you have views of open greenery to the front and parking just outside the gate at the rear. The parking can be extended to 2 spaces when parked in tandem. Walking into the front door you are welcomed into the hallway with a guest WC to the right and door to kitchen on the left. The kitchen is well laid out with multiple eye and base level units alongside space for built-in fridge/freezer and washer/dryer. The lounge at the rear is a good space with plenty of room for multiple sofas as well as a dining table. This room features French doors onto the garden and a large under stairs cupboard. Upstairs you will find 2 well proportioned bedrooms. The master is a good sized double with 2 windows over looking the rear of the property and the 2nd bedroom also with 2 windows, features a built in cupboard. The family bathroom boasts a bath with shower over, sink and toilet. Outside to the front you look over a fabulous, privately owned large green area and at the rear there is a lawned garden perfect for a small family and BBQ area. The gate at the rear of the garden takes you to the private designated parking area. This property is set within a lovely family orientated area with primary schools and parks within walking distance as well as the town and shops a short walk away. Desborough is a thriving town with lots of local amenities such as doctors, pharmacies and even has a secondary school close by. There are 2 train stations both within a 15 minute drive with trains to London St Pancras in under an hour.

Tenure: Freehold
Energy Rating: C
Council Tax Band: B

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GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.

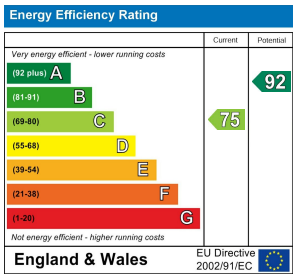
1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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- NO ONWARD CHAIN
- 2 Double Bedrooms
- Parking For Up To 2 Cars
- Green Frontage
- Downstairs Guest WC











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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. L786

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