74 Breakleys Road

Desborough, NN14 2PT

Simpson Ellson

Huge Plot – Four Bedroom Extended Semi-Detached Home with Double Garage.

This truly is a one-off property and a must-view for anyone looking for a home offering excellent space both inside and out, with huge potential to put your own stamp on it and create something truly special.

As you enter the property, you are welcomed by a spacious entrance hall with a dedicated seating area, ideal for removing shoes and hanging coats, along with a convenient downstairs WC. The entrance hall also provides access to the cellar, which has been tanked and benefits from heating and plumbing, with additional underground storage space.

On the first floor, you will find a fantastic-sized lounge and dining room featuring a bay-fronted window, creating a bright and welcoming living space. Patio doors lead directly out onto the substantial rear garden, which offers a paved patio area, a large lawn and, further beyond, an additional generous section currently being used as a vegetable garden.
The kitchen has been extended to provide an additional breakfast area, although this space could easily be adapted to create a separate utility area if required. There is also side access leading through to an additional side porch and into the garden.

One of the property's standout features is the double garage, which can be accessed from the front, side and rear of the property. The garage offers excellent versatility, with additional storage space above, a pit currently used for working on cars and an electric up-and-over door, making this an ideal space for car enthusiasts, storage or those looking for a substantial workshop.

Upstairs, the property offers four bedrooms, comprising three excellent-sized double bedrooms and a fourth bedroom currently being used as an office, along with a family bathroom.

Outside, the property sits on a huge plot, providing an exceptional amount of garden space and plenty of scope for a new owner to make it their own.

A must-view property.

£300,000

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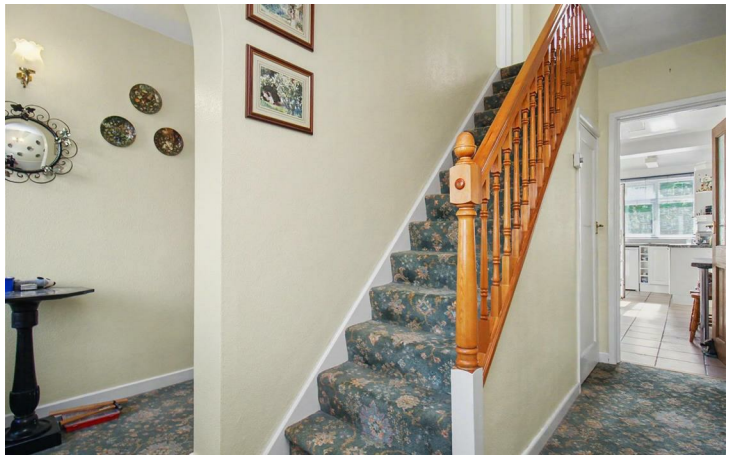

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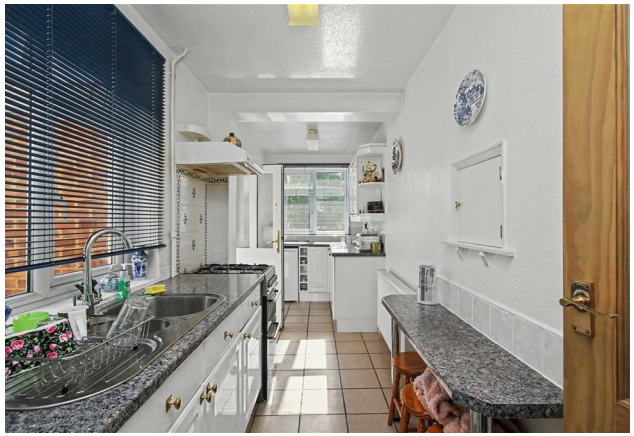
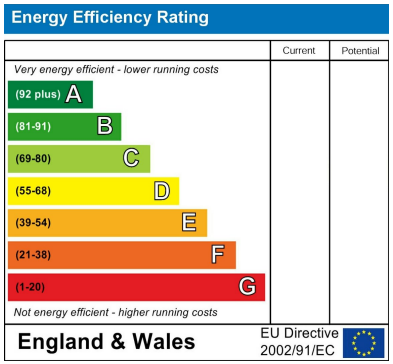
Basement
Storage
Cellar
14'2 x
5'6
Cellar
11'2 x
10'2
Ground Floor
Porch
Kitchen
18'8 x
5'6
Dining
Room
13'1 x
11'1
Double
Garage
19'3 x
14'6
WC
8'7 x
3'6
Entrance
Hall
Lounge
11'1 x
10'4
First Floor
Family
Bathroom
6'3 x
5'6
Bedroom 1
13'4 x
9'2
Bedroom 4
8'9 x
8'8
A/C
Bedroom 2
11'2 x
10'4
Bedroom 3
15'3 x
7'2




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive
2002/91/EC

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