# 55 Desborough Road

Kettering, NN14 6JG

Simpson Ellson

Offered with no onward chain, this fully refurbished three-bedroom detached home provides exceptional, move-in-ready accommodation, thoughtfully redesigned by the current developer to create a modern and versatile living space.

Upon entering, you are welcomed by a spacious entrance hall—ideal for everyday practicality, with ample room for coats and shoes—alongside a convenient downstairs W/C. The ground floor has been cleverly reconfigured to include a brand-new utility room with contemporary tiling, flowing seamlessly through to an impressive rear extension. This space now forms a stunning kitchen dining room, complete with integrated appliances, skylights allowing for an abundance of natural light, and double patio doors opening out onto the garden.

The lounge is generously proportioned, retaining original fireplaces that add character, and spans the full depth of the property. This flexible layout offers the option for a combined lounge and dining area or the potential to create a separate snug or playroom.

Upstairs, the property continues to impress with a newly fitted family bathroom and three well-proportioned bedrooms. The loft has previously been utilised as office space and benefits from insulation, full boarding, electricity, and a pull-down ladder—ideal for those working from home.

Externally, the property boasts a private rear garden with a patio area directly accessed from the kitchen, perfect for relaxing or entertaining. A standout feature is the additional outbuilding complete with power, lighting, and a W/C, offering excellent potential as a home office, salon, or studio. A further outbuilding at the end of the garden provides additional versatile space, ideal as a children's den or secondary workspace.

This is a must-view home to truly appreciate the quality of refurbishment and thoughtful design throughout.

£330,000

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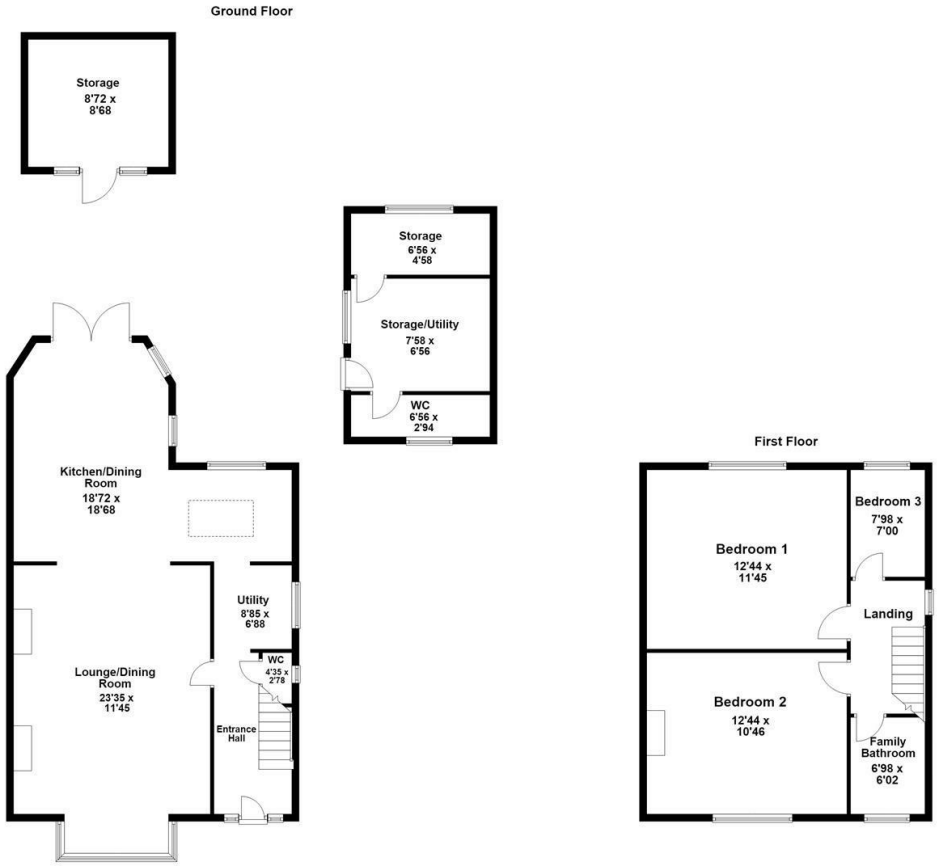
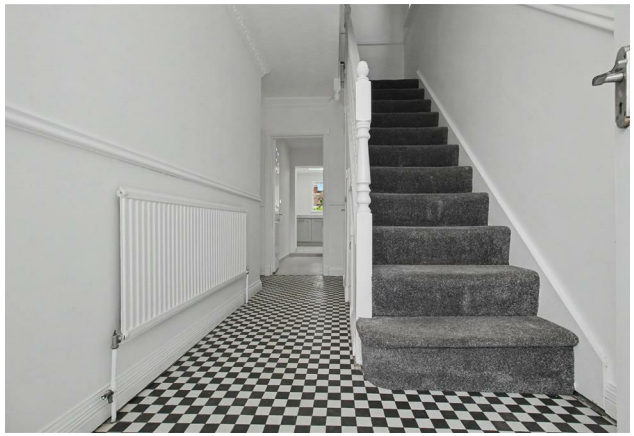
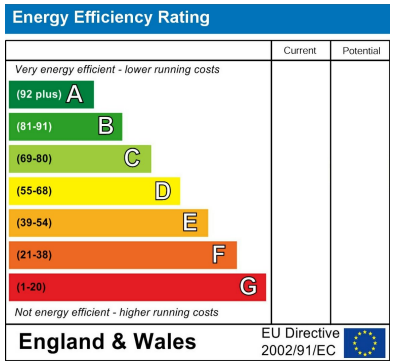

Ground Floor
Storage
8'72 x
8'68
Storage
6'56 x
4'58
Storage/Utility
7'58 x
6'56
WC
6'56 x
2'94
Kitchen/Dining
Room
18'72 x
18'68
Utility
8'85 x
6'88
WC
4'35 x
2'79
Lounge/Dining
Room
23'35 x
11'45
Entrance
Hall
First Floor
Bedroom 3
7'98 x
7'00
Bedroom 1
12'44 x
11'45
Landing
Bedroom 2
12'44 x
10'46
Family
Bathroom
6'98 x
6'02




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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