

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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Corby

1A SPENCER COURT

CORBY

NORTHAMPTONSHIRE

NN17 1BH

Thrapston

22 HIGH STREET

THRAPSTON

NORTHAMPTONSHIRE

NN14 4JH

Rothwell

30 HIGH STREET

ROTHWELL

NORTHAMPTONSHIRE

NN14 6BQ

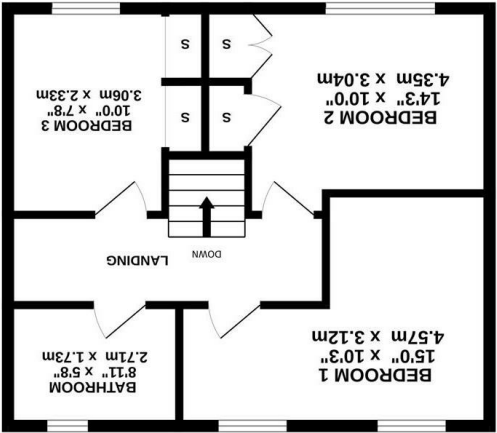
Kettering

12B HORSEMARKET

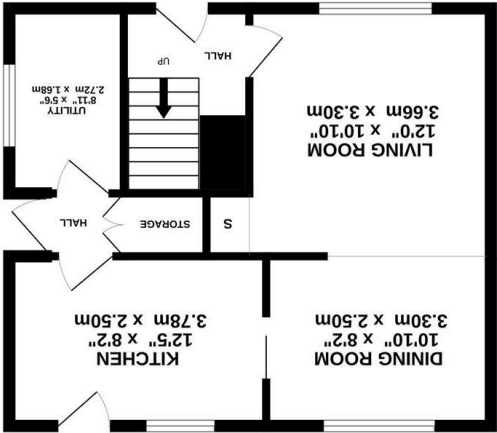
KETTERING

NORTHAMPTONSHIRE

NN16 0DQ



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11 Desborough Road, Rushton, NN14 1RG

£300,000

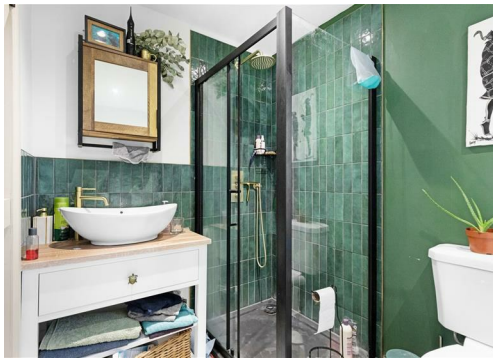
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A beautifully renovated three-bedroom terrace property that offers a blend of modern and characterful features throughout. Internally, the property provides an openplan living/dining room, kitchen, utility/storage room, three generously proportioned bedrooms, a four-piece bathroom and the potential to extend and convert the loft space into additional accommodation, STPP. During the renovations a replumb and rewire were also carried out. Outside, you will find a large front garden that boasts both stone and lawn areas, and a rear garden with space for a timber summer house and shed, overlooking the rolling countryside beyond.

Upon entry, you are welcomed into the hallway, where the reception room is accessible. The sizeable open-plan reception room offers plenty of space for furniture, along with dual-aspect windows and a woodburner with a brick surround as the focal point. The kitchen has been recently refitted and includes a range of eye-level and base-level units, along with an integrated dishwasher and space for a range-style cooker and fridge-freezer. Further appliances can be housed within the utility/storage room, accessible via the rear hallway. Ascending to the first-floor landing, you are able to access all three bedrooms and the family bathroom. Both the second and third bedrooms benefit from built-in storage, whilst the master bedroom boasts two windows allowing ample natural light to flood the space. The bathroom comprises a modern four-piece suite, including a freestanding bathtub, shower cubicle, low-level WC, vanity wash hand basin with storage below, and a towel radiator.

Rushton village is situated between Rothwell and Kettering, both of which feature an abundance of amenities including local shops, supermarkets, cafés, restaurants, schools, and much more. Kettering town centre also benefits from a train station offering frequent direct routes to London.

Agents Note: This property runs off oil-fired central heating. Council Tax Band: B EPC Rating



Living Room

12'0" x 10'9" (3.66 x 3.30)

Kitchen

12'4" x 8'2" (3.78 x 2.50)

Dining Room

10'9" x 8'2" (3.30 x 2.50)

Utility Room

8'11" x 5'6" (2.72 x 1.68)

Bedroom One

14'11" x 10'2" (4.57 x 3.12)

Bedroom Two

14'3" x 9'11" (4.35 x 3.04)

Bedroom Three

10'0" x 7'7" (3.06 x 2.33)

Bathroom

8'10" x 5'8" (2.71 x 1.73)