

72 Rushton Road, Desborough, NN14 2QD

Offers Over £550,000

'An easy place to live'

Experience the best of both worlds with this stunning 4/5 bedroom detached house. Perfect for multi-generational families, large families, and those who love to entertain, this spacious home has everything you need to live comfortably. The current owners have enjoyed this fabulous home for the past 40 years, creating a separate ground floor bedroom with wet room that is adjacent to a reception room overlooking the garden. With separate access from the garage, this delightful self-contained space has the potential to easily enlarge if required. The property features a bespoke oak and pine kitchen with granite and Caesar stone worktops and a range of integrated appliances including ceramic hob and Quooker boiling tap. The accommodation is double glazed, gas centrally heated and retains period features. There is a large double garage with ample room to move around 2 cars, 2 remote control doors and 2 doors leading separately into the house. The large double loft offers great storage space and excellent space to extend into. The mature gardens are perfect for outdoor activities and the front garden is mostly gravelled for easy keeping and excellent off-road parking. Don't miss out on this superb family home - call Lucas now and book your personal tour!

Tenure: Freehold

Energy Rating: D

Council Tax Band: E

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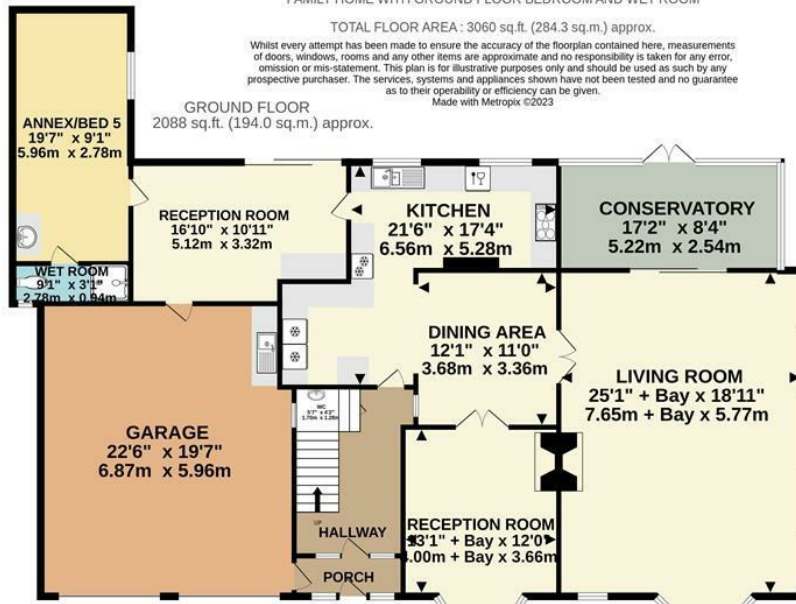
SALES & LETTINGS



FAMILY HOME WITH GROUND FLOOR BEDROOM AND WET ROOM

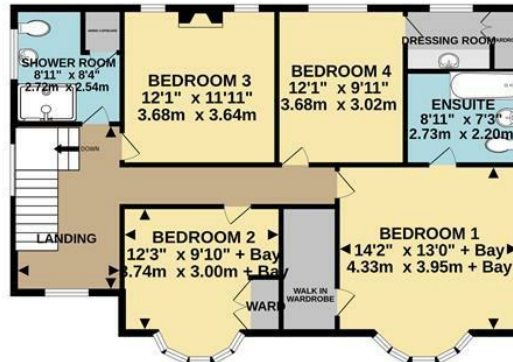
TOTAL FLOOR AREA : 3060 sq.ft. (284.3 sq.m.) approx.

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. Made with Metropix ©2023



1ST FLOOR

972 sq.ft. (90.3 sq.m.) approx.



- Ground floor bedroom with wet room, potential for completely separate annex
- Spacious 4/5 bedroom, 3 reception, luxury bespoke kitchen, conservatory
- Generous plot and large roof space offering further potential
- Gas central heating, double glazing, double garage, good off road parking
- Mature gardens, large patio, the perfect area for out door entertaining
- Close to town centre and open countryside, non estate location and

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(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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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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