

property details **approval form**

91 Rothwell Road, Desborough, Kettering, Northamptonshire, NN14 2NS

Date: 20 May 2025

Property Ref and Version: RWL107965 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

91 Rothwell Road, Desborough, Kettering, Northamptonshire, NN14 2NS

Date: 20 May 2025

Property Ref and Version: RWL107965 - 0002

>> **price**

offers in excess of £650,000

Tenure: Freehold

>> **key features**

- > Detached house with annexe
- > Refitted bathrooms
- > Wheelchair accessible wet room
- > Stunning entrance vestibule
- > Wooden outbuilding suitable for office / gym etc
- > En suite to master
- > EPC Rating: Awaited

>> **short description**

William H Brown are delighted to offer this four bedroom detached house with attached annexe set back from Rothwell Road in Desborough. Annexe providing wheelchair accessible wet room. Main house offers stunning entrance vestibule, formal dining room. en suite to master, wooden outbuilding - office.

>> **long description**

William H Brown are delighted to offer this four bedroom detached house with attached annexe set back from Rothwell Road in Desborough. This nicely presented home offers vast living space to the ground floor with oak flooring and staircase, recently refitted bathrooms and spacious wooden outbuilding ideal for an office/ gym etc. The annexe is completely ground floor, offering spacious living with wet room for elderly relatives, disabled persons or extended family. A stunning entrance vestibule owns pride of place on entering the property, leading to a formal dining room, lounge and L shaped kitchen with island. En suite to master, fitted wardrobes and utility room. Early viewing a must.

property details **approval form**

91 Rothwell Road, Desborough, Kettering, Northamptonshire, NN14 2NS

Date: 20 May 2025

Property Ref and Version: RWL107965 - 0002

>> room description

Entrance Hall

Entry via double composite front door leading to spacious entrance vestibule.

Vestibule

24' 4" x 10' 5" (7.42m x 3.17m)

Oak floor with oak staircase and oak panelling lights to ceiling and three vertical radiators, French doors leading to garden.

Cloakroom

Tiling to floor and walls, low level WC with integrated flush, wash hand basin, spot lights to ceiling, obscure double glazed window to front aspect. Door to coat area.

Utility Room

Granite Floor, space and plumbing for washing machine, ample storage space.

Formal Dining Room

18' 11" x 17' 5" (5.77m x 5.31m)

Double glazed bay window to front, further double glazed window, door leading to kitchen, spot lights to ceiling, radiator.

Kitchen/Diner

21' 11" x 10' 4" (6.68m x 3.15m)

Diner 19'04"-12'02"

L shaped kitchen / diner, three vertical radiators, double glazed door to garden, two double glazed windows, range of white high gloss wall and floor units with granite work surfaces and granite flooring, integrated double oven, microwave, larder fridge, dishwasher, matching Island, one and half ceramic sink, space and plumbing for washing machine.

Reception Room Three

15' 5" x 10' 5" (4.70m x 3.17m)

Double glazed window to front aspect, oak wooden flooring, large storage cupboard, French doors to side aspect, radiator.

Lounge

Double glazed bay window to front aspect, bifold doors opening into the rear garden, oak wooden floor, feature fireplace with stone surround and granite hearth, two vertical radiators, spot lights to ceiling, one horizontal radiator, feature alcove.

Landing

Comprising of oak flooring, spot lights to ceiling, doors to all rooms, loft access.

Bedroom One

14' 11" x 13' 5" (4.55m x 4.09m)

property details **approval form**

91 Rothwell Road, Desborough, Kettering, Northamptonshire, NN14 2NS

Date: 20 May 2025

Property Ref and Version: RWL107965 - 0002

>> room description

Comprising of Juliet Balcony with french doors , vertical mirrored radiator, black ash fitted bedroom furniture, ceramic floor, double glazed window to side aspect.

En Suite

12' 1" x 8' 2" (3.68m x 2.49m)

Jacuzzi bath with jets, shower cubicle with rain fall and hand held showers, low level WC with integrated flush, double wash hand basin in powder blue vanity unit, heated towel rail, tiled wall and floor, spot lights to ceiling, obscure double glazed window to front aspect.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom Three

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom Four

7' 5" x 8' 6" (2.26m x 2.59m)

Double glazed window to front, fitted wardrobe, Dado rail, radiator.

Bathroom

8' 9" x 6' 6" (2.67m x 1.98m)

Obscure double glazed window, tiled walls and floor, double shower cubicle with rainfall and hand held showers, low level WC with integrated flush, fitted cupboard, wash hand basin with vanity unit and granite surface, heated towel rail,

Ground Floor Annexe

17' 7" x 15' 11" (5.36m x 4.85m)

Reception room one, double glazed French door to garden, two radiators.

Wet Room- Annexe

13' 1" x 7' (3.99m x 2.13m)

Tiling to walls and floor, wet room area with rainfall and hand held showers, vertical radiator, air force blue vanity unit with wash hand basin and marble top, low level WC with integrated flush, obscure double glazed window to side, illuminated mirror.

Inner Hallway

17' 8" x 11' 6" (5.38m x 3.51m)

Double glazed window with bay window to rear aspect, doors to annexe bedroom

Externally

Driveway parking for several vehicles enclosed by double gates, screened by hedging and trees, set back from the

Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP

T 01536 418888 **E** rothwell@williamhbrown.co.uk

property details **approval form**

91 Rothwell Road, Desborough, Kettering, Northamptonshire, NN14 2NS

Date: 20 May 2025

Property Ref and Version: RWL107965 - 0002

>> **room description**

road.

Rear Garden

Mainly laid to lawn with large paved seating area, raised borders, shed. Not overlooked from rear

Outside

Single door, double length garage, insulated with power and lighting, spacious wooden outbuilding - office space / gym, shed, walk in dog kennel.

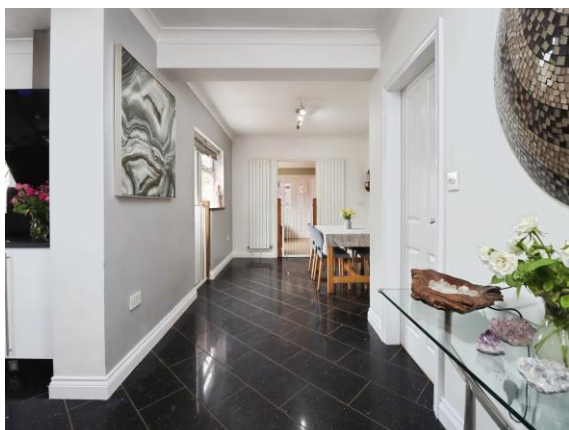
property details **approval form**

91 Rothwell Road, Desborough, Kettering, Northamptonshire, NN14 2NS

Date: 20 May 2025

Property Ref and Version: RWL107965 - 0002

>> **property images**



Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP
T 01536 418888 **E** rothwell@williamhbrown.co.uk

property details **approval form**

91 Rothwell Road, Desborough, Kettering, Northamptonshire, NN14 2NS

Date: 20 May 2025

Property Ref and Version: RWL107965 - 0002

>> **property images**



Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP
T 01536 418888 **E** rothwell@williamhbrown.co.uk

property details **approval form**

91 Rothwell Road, Desborough, Kettering, Northamptonshire, NN14 2NS

Date: 20 May 2025

Property Ref and Version: RWL107965 - 0002

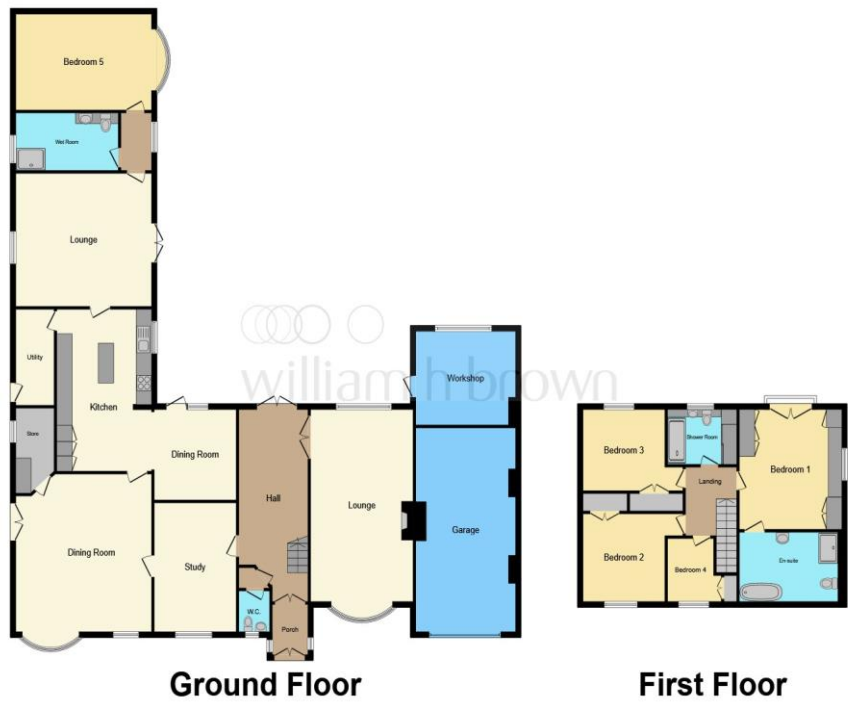
> > **property images**



property details approval form

91 Rothwell Road, Desborough, Kettering, Northamptonshire, NN14 2NS
Date: 20 May 2025 Property Ref and Version: RWL107965 - 0002

>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
Tracey Furey		20/05/2025
Mr S. & Mrs L Matuska		