



Desborough Road, Rothwell Kettering **Freehold** £260,000

**Pattison
Lane**

Key Features

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- Three Bedroom Semi Detached Home
- Conservatory
- Utility Room
- Upstairs and Downstairs Shower Room
- Three Reception Rooms

This substantial semi-detached home with gardens to both the front and rear boasts an incredibly versatile layout with multiple living options both upstairs and downstairs. Viewing advised.



ENTRANCE PORCH

Reached via main front door.

LOUNGE / DINING ROOM 11'11 x 12'4 max (3.63m x 3.75m)

Windows to front and side aspect.

STUDY / SITTING ROOM 7'11 x 11'1 (2.41m x 3.37m)

Door into conservatory. Stairs rising to first floor landing.

DINING ROOM / BEDROOM THREE 12'5 max x 9'11 (3.78m x 3.02m)

Window to front aspect.

CONSERVATORY 19'6 max x 10'11 max (5.94m x 3.32m)

Of brick and Upvc construction. Windows and door to the rear garden. Under floor heating.

KITCHEN 8'2 x 11'1 (2.48m x 3.37m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink unit with mixer tap over. Space for appliances. Window to rear aspect. Door to side aspect into the utility room.

UTILITY ROOM

Fitted with storage cupboard, work surface area and fitted units to wall. Space for appliances. Doors to front and rear aspect.

SHOWER ROOM

Suite comprising a shower enclosure, wash hand basin and WC. Window to side aspect.

FIRST FLOOR LANDING

Doors to bedrooms, shower room and storage room.

BEDROOM ONE 9'4 max x 19'2 (2.84m x 5.84m)

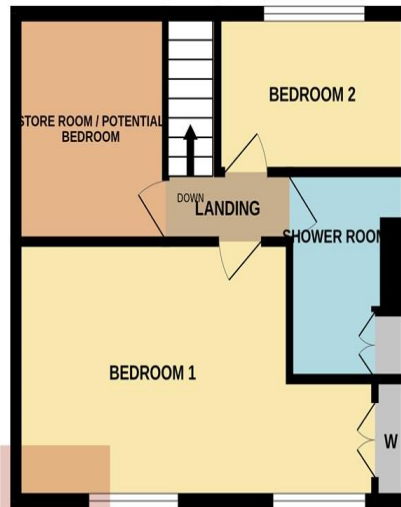
Windows to front aspect. Built in wardrobe.



GROUND FLOOR



1ST FLOOR



BEDROOM TWO 11'1 x 5'11 (3.37m x 1.80m)

Window to rear aspect.

SHOWER ROOM

Suite comprising a shower enclosure, wash hand basin and WC. Storage cupboard.

STOREROOM / POTENTIAL BEDROOM 7'10 x 9'1
(Restricted Head Height) (2.38m x 2.76m)

OUTSIDE

FRONT GARDEN

Enclosed garden with laid to lawn, decorative stone with plants and pathway to the main front door and side door to the utility room.

REAR GARDEN

Enclosed garden with laid to lawn, planted borders and paving.

To view this property call Pattison Lane on:
01536 524425

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