

# Rushton Road, Desborough NN14 2QB



GROUND FLOOR  
APPROX. FLOOR  
AREA 1151 SQ.FT.  
(107.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 593 SQ.FT.  
(55.1 SQ.M.)



## Rushton Road, Desborough NN14 2QB

- THREE (potentially 4) bedrooms
- Outstanding Family Home
- Ample parking and garage
- Popular and sought after location
- Immaculately presented throughout
- Approx floor area 131 sq.m (1,410 sq.ft)
- A MUST SEE PROPERTY

PRICE  
**£425,000**  
GUIDE PRICE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\* IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** There is so much more than meets the eye to this extended THREE (potentially FOUR) DOUBLE BEDROOM detached family home with in-and-out block paved driveway, garage and a larger than average SOUTHERLY aspect landscaped rear garden. Immaculately presented throughout and comprising: Reception Hall, front-to-back Lounge/sitting room, stylish re-fitted Kitchen/breakfast room and Victorian style conservatory onto landscape private outlook gardens. Untily, shower/W.C and Separate dining room (potential 4th bedroom). Landing to three good size bedrooms and a re-fitted Shower room. Ample parking and garage. Larger than average garden with patio rear, storage shed and greenhouse. A must view property.

Approx. floor area 131 sq.m (1,410 sq.ft)

## ENTRANCE HALL

Via Upvc double glazed door to side into entrance hall, doors to kitchen/dining room, lounge. Stairs rising to first floor accommodation and door to study. Obscured double glazed window to front, parquet flooring, radiator.

## LOUNGE/SITTING ROOM

23'2" x 12'5" (7.07m x 3.79)  
Three double glazed windows to front with double glazed window to rear, two radiators. Feature cast iron log burner with tiled hearth.

## KITCHEN/BREAKFAST ROOM

16'1" in recess x 11'10" (4.92m in recess x 3.63m)  
Range of refitted shaker style cream kitchen units at base and eye level with complimentary wood block work surfaces. Integrated appliances to include electric oven, electric hob and electric extractor hood. Built in fridge / freezer and integrated dishwasher. Glass splash backs. Chrome spot lights to ceiling. Double glazed sliding patio doors to rear into conservatory. Ceramic tiled flooring and space for dining table. radiator. Door to side into inner porch doors to dining room, shower room and open plan through to utility room.

## SEPARATE DINING ROOM

10'8" x 9'2" (3.27m x 2.8m)  
Double glazed window to front, radiator. Built in storage shelving.

## UTILITY ROOM

Double glazed window to rear with double glazed door to rear accessing garden. Range of kitchen units at base and eye level with complimentary marble effect work tops. Stainless steel sink and half drainer. Plumbing for automatic washing machine. Continuation of ceramic tiled flooring. Tiling to water sensitive areas, radiator.

## SHOWER ROOM

Refitted shower room comprising of double shower cubicle with chrome shower attachment over. Low level WC, wash hand basin set in vanity unit with additional storage. Floor to ceiling tiling with continuation of ceramic tiled flooring. Wall mounted heated towel rail and chrome spotlights and sky light to ceiling.

## CONSERVATORY

Half brick double glazed conservatory with double glazed French doors to rear accessing garden with wall mounted ceiling fan and light and ceramic tiled flooring.

## LANDING

Double glazed window to front, doors to all rooms, radiator. Loft access. Airing cupboard housing hot water cylinder and storage space.

## BEDROOM ONE

15'6" x 10'1" (4.74m x 3.09m)  
Double glazed bay window to rear, three double built in wardrobes and radiator.

## BEDROOM TWO

11'8" x 10'1" (3.58m x 3.09m)  
Double glazed window to front, three double built in wardrobes and radiator

## BEDROOM THREE

11'10" x 8'3" (3.62m x 2.54m)  
Double glazed window to rear, built in wardrobes and radiator

## FAMILY BATHROOM

Obscure double glazed window to side, refitted three piece suite comprising of panel bath with chrome electric shower over and glass shower screen. Low level WC, pedestal wash hand basin. Fitted unit with storage, and tiling to water sensitive areas, with additional ceramic tiled flooring and chrome wall mounted heated towel rail.

## OUTSIDE FRONT

Good size front garden with a drive on and off block paved driveway providing off road parking for three to four vehicles with gravel area and brick wall and shrubbery perimeter.

## GARAGE

Integral garage with electric up and over door to front providing parking space. Benefits from power and lights and water supply. The garage also has a work shop to the rear comprising of electric and power sockets with doors to rear accessing garden.

## OUTSIDE REAR

The garden is larger than average rear garden. Fully landscaped to include slab patio terrace area. Mainly laid to lawn with shrub borders and flower beds, with large vegetation plot to rear. South facing rear garden. Fully enclosed with wooden fence perimeter and gated access to front.



call to view 01536 418100

