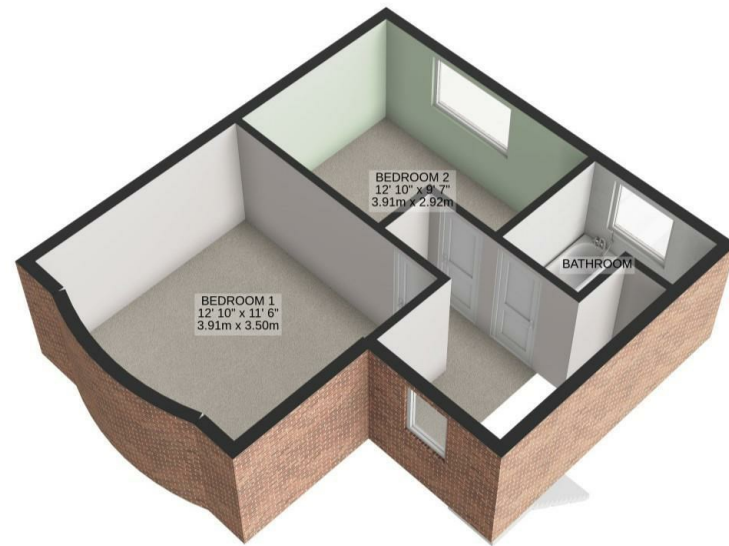


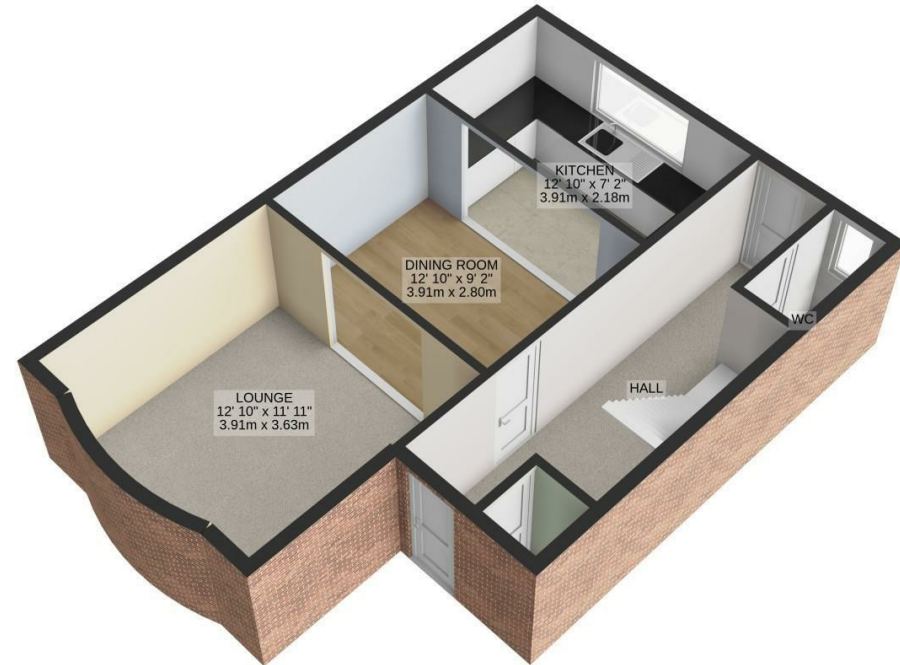
Desborough Road, Rothwell NN14 6JG

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



Desborough Road, Rothwell NN14 6JG

- NO CHAIN
- Two reception areas
- Two double bedrooms
- Enclosed rear garden
- Popular location

PRICE
£199,950

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 VIEWINGS AND VIDEO VIEW AVAILABLE **** Offered to the market with NO CHAIN, is this two double bedroomed bow fronted end of terrace property. The house boasts gas central heating via a combination boiler and double glazed windows via a combination of Upvc and timber sealed units. Other benefits include two reception areas and a pleasant enclosed rear garden. The overall accommodation comprises entrance hall, guest WC/Utility, Lounge with bow window and ornate feature fireplace, separate dining area and kitchen. The first floor provides two double bedrooms and L-shaped bathroom. Outside is a open plan block paved frontage and impressive enclosed rear garden.

ENTRANCE

Entrance Porch area with storage shed to front,

ENTRANCE HALL

Having obscured glazed/timber door, single panelled radiator, dog leg stair raising to first floor landing, glazed door to Lounge/Dining Room and further doors to Cloakroom/Wc/Utility and understairs storage cupboard, glazed/timber panelled door to rear garden

CLOAKROOM/WC/UTILITY

Having low level wc and wash hand basin, appliance space and plumbing for automatic washing machine, plus further appliance space, quarry tiled flooring, single panelled radiator, and obscured sealed unit double glazed window to rear

LOUNGE/DINING ROOM

11'10" plus bay x 13'0" x 13'0" x 9'6" in the dini (3.61m plus bay x 3.98m x 3.98m x 2.90m in the dini)

Opening up from dining area to lounge having single panelled radiator in dining room and the lounge having Upvc double glazed bow window to front with further single panelled radiator under, ornated feature fire place with surround and brick display grate, walk through to Kitchen

KITCHEN

10'4" x 7'1" (3.15m x 2.18m)

Refitted high and base level cupboard units with drawer space and work tops with tiled surrounds, built in cooking facilities to include four ring hob and electric oven, with extractor fan, integrated appliances to include fridge and freezer, stainless steel single bowl single drainer sink unit with mixer tap, wall mounted combination boiler, Ceramic tiled flooring and sealed unit double glazed window over looking rear garden

LANDING

Having sealed unit double glazed window to front, loft hatch, timber panelled doors to Two Double Bedrooms and Family Bathroom

BEDROOM ONE

11'9" min plus bay x 12'7" (3.60m min plus bay x 3.85m)

Having double glazed bow window to front, single panelled radiator

BEDROOM TWO

11'8" x 9'6" (3.57m x 2.92m)

Having sealed unit double glazed window to rear and single panelled radiator

BATHROOM

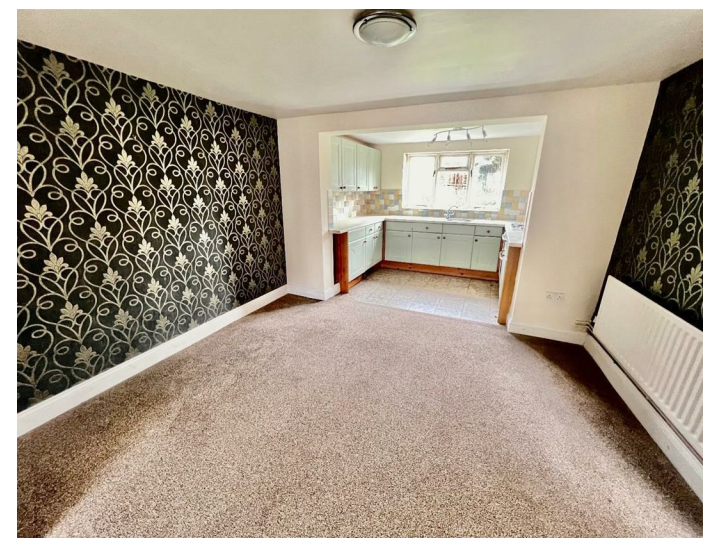
Having three piece suite comprising pedestal wash hand basin, close coupled Wc and twin grip panelled bath with shower over, sealed unit double glazed Velux sky light to rear, part complimentary tiled surrounds, single panelled radiator and extractor fan

OUTSIDE FRONT

The front offers block paved front and side court being open plan leading to entrance door

OUTSIDE REAR

Small paved patio with steps up to main garden offering shape lawn and gravel borders for low maintenance, further raised lawn area for further seating, outside tap and timber shed



call to view 01536 418100

