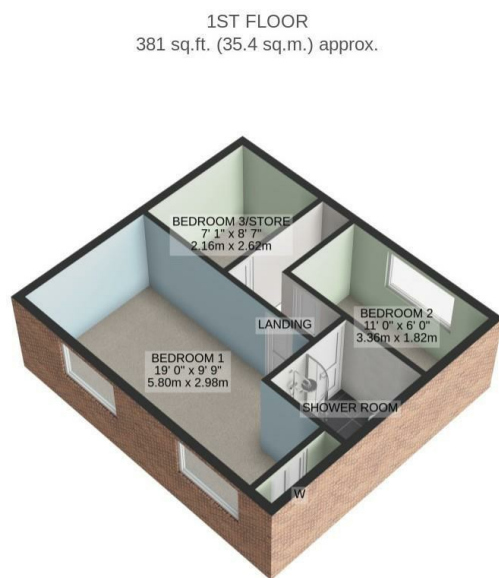
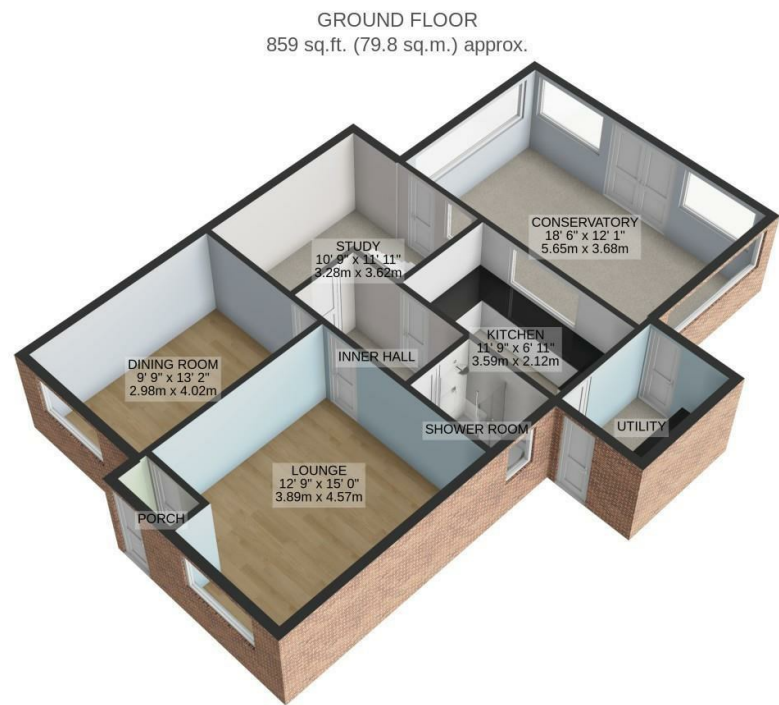


# Desborough Road, Rothwell NN14 6JG



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.



## Desborough Road, Rothwell NN14 6JG

- Two Bedrooms (potentially three)
- Versatile floorplan arranged over two floors
- Well Presented
- Good sized Conservatory extension
- Offers In Excess Of £260,000

PRICE  
**£260,000**  
OFFERS IN EXCESS  
OF

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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# Desborough Road, Rothwell NN14 6JG

PRICE £260,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWS AVAILABLE\*\*** A spacious and versatile two/three bedroom semi detached dorma style house which is extended by a large conservatory with under floor heating and is set back from this popular road, close to the local cricket field, schools and town centre. The property boasts both gas central heating and Upvc double glazing with other benefits to include three separate reception rooms. The overall accommodation comprises of entrance porch, Lounge, Dining Room, Study/family room, downstairs shower room, Kitchen, Utility room and conservatory with underfloor heating. Then the first floor offers two bedrooms, the family bathroom and store room/potentially bedroom three. Outside are enclosed front and larger rear garden with metal fencing. Viewing is a must to full appreciate this good sized family home.

## ENTRANCE HALL

Via double glazed panelled door, meter cupboard and coats hanging rail, opaque glazed door to Dining Room/Sitting Room

## DINING/SITTING ROOM

12'5" min x 11'11" (3.8m min x 3.65m )  
Having double glazed window to front and side, single panelled radiator, feature fire surround with marble hearth and inset with fire (not connected), ceiling coving and further opaque glazed door to Inner Hall

## INNER HALL

With door to useful understairs storage cupboard, and further doors to Shower room, Kitchen and Lounge/Sitting Room and Study

## LOUNGE/SITTING ROOM

12'5" x 9'11" (3.8m x 3.04m )  
Double glazed window to front having single panelled radiator under

## KITCHEN

11'0" x 8'2" (3.36m x 2.5m )  
Offering a range of updated cupboard units with drawer space and work tops having tiled surrounds, one and half bow single drainer sink unit with mixer tap, gas cooker point and area for fridge, double glazed window to Conservatory and offering outlook to rear garden and beyond, door to Utility/Side Hall

## UTILITY/SIDE HALL

7'10" x 6'1" (2.4m x 1.87m )  
Having Upvc double glazed window to both front and rear gardens, further appliances, work tops and eye level cupboards, larder cupboard

## SHOWER ROOM

comprising pedestal wash hand basin, close coupled Wc and shower cubicle all of which having full tiled surrounds, opaque double glazed window to side, heated towel rail/radiator and airing cupboard

## STUDY

11'11" x 7'10" (3.64m x 2.41m )  
Useful study area, having stair case raising to first floor landing and opaque

stained double glazed window and glazed door to Family Room/Conservatory

## FAMILY ROOM/CONSERVATORY

18'8" x 10'4" (5.7m x 3.17m )  
Predominantly of brick and Upvc double glazed construction offering outlook and access to rear garden via double doors, tiled floor and wall light points

## LANDING

Having panelled doors to Two Bedrooms (one double and one single) and a further dressing/storage room and a door to second Shower Room

## BEDROOM ONE

9'4" x 14'7" min with a further 4'6" (2.87m x 4.46m min with a further 1.38m )  
Leading to door to storage cupboard, two double glazed windows to front and single panelled radiator

## BEDROOM TWO

11'1" x 5'10" (3.4m x 1.8m )  
Single dormer room with double glazed window to rear, single panelled radiator

## SHOWER ROOM

Comprising close coupled Wc, wash hand basin and shower cubicle, tiling to walls and floor, built in boiler cupboard and shelving under and heated towel rail

## OUTSIDE FRONT

To the front there is a gated enclosed front garden which is laid to lawn, gravelled areas with shrub and flower beds, having block paved path to entrance door and side porch door

## OUTSIDE REAR

The rear garden is enclosed and being mainly laid to lawn with paved pathway leading to timber shed, patio enjoying a south easterly aspect with shrub and flower borders



call to view 01536 418100

