



## Rushton Road, Desborough NN14 2RR

- THREE BEDROOM - Refurbished to a high specification
- Brand new Kitchen and Bathroom suites
- Ensuite shower room
- Luxury bathroom
- Low maintenance rear garden
- No chain

PRICE  
£219,950

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 AND VIDEO VIEWS AVAILABLE\*\*** OUSTANDING HOME WITH NO CHAIN - Having recently been tastefully refurbished, we are pleased to offer this spacious two/three bedroom terraced home arranged over three floors. The house is full gas central heated and Upvc double glazed and also offers a brand new high gloss kitchen, superb family bathroom and an en-suite shower room to the main bedroom. The overall accommodation comprises Lounge and Kitchen on the ground floor, two bedrooms with the main bedroom having a brand new en-suite shower room, and the family bathroom, then to the lower ground floor are a family room, cellar/store room, conservatory/utility room and guest WC. Outside expect to find a small enclosed front court and larger low maintenance rear garden with shared pedestrian access. Viewing highly recommended.

ENTRANCE

Via obscured Upvc double glazed door into Lounge/Sitting Room

LOUNGE/SITTING ROOM

11'5" x 9'6" (3.5m x 2.9m )  
Having Upvc double glazed window to front, laminated wood block style flooring, single panelled radiator, ceiling spot lights, Tv point, chrome light switches and power points, panelled door to Inner Hall

INNER HALL

Having stair case raising to first floor landing and doorway to Kitchen

KITCHEN

9'8" x 11'5" (2.95m x 3.5m )  
Newly fitted high gloss, high and base level cupboard units with work surface areas, drawer space, concealed combination boiler, one and half bowl single drainer sink unit with mixer tap, built in four ring gas hob, electric oven with extractor and hood over, appliance space to include plumbing for automatic washing machine, and further appliance space, chrome light switches and power points, continuation of laminated wood block style flooring, double panelled radiator, spo9t lights, Upvc double glazed window to rear, doorway to stair case descending to lower level

LOWER LEVEL

Having door to Store Room/Cellar Room

STORE ROOM/CELLAR ROOM

9'4" x 11'11" (2.85m x 3.65m )  
Having ceiling spot lights, laminated wood block style flooring, single panelled radiator and doorway to Family Room

FAMILY ROOM/THIRD BEDROOM

10'7" x 9'8" (3.25m x 2.95m )  
Having continuation of laminated wood block style flooring, ceiling spot lights, chrome light switches anddp9owre points, double panelled radiator, Upvc double glazed window to rear, timber panelled door to under stairs storage cupboard and Conservatory

CONSERVATORY

9'4" x 8'2" (2.85m x 2.5m )  
Prominently of Upvc double glazed and brick construction giving outlook and access to rear garden via Upvc French style doors, Continuation of

laminated wood block style flooring, work surface areas with sink, plumbing for automatic washing machine and ampler further appliance space, door to Cloakroom/Wc

CLOAKROOM/WC

Comprising newly fitted close coupled Wc and complimentary tiling to all walls and floors,

FIRST FLOOR LANDING

Doors to Two Bedrooms and Bathroom

MASTER BEDROOM

9'8" x 14'9" (2.95m x 4.5m )  
Good size room having Upvc double glazed window to front, single panelled radiator, ceiling spot lights, chrome light switch and power ponts, door to En-Suite

EN-SUITE

Newly fitted suite comprising vanity wash hand basin, fully tiled shower cubicle, spot lighting and extractor fan, complimentary tiling to walls and floors, wall mounted chrome heated towel rail/radiator, illumination mirror

BEDROOM TWO

9'8" x 6'2" (2.95m x 1.9m )  
Having Upvc double glazed window to rear, single panelled radiator and ceiling spot lights and chrome light switch and power points,

BATHROOM

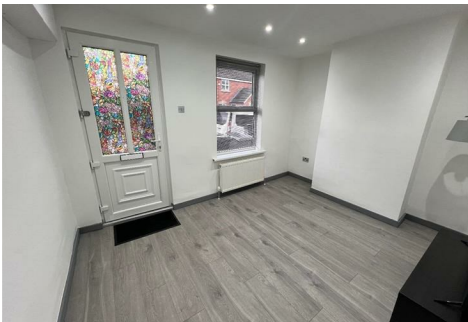
9'4" x 5'10" (2.85m x 1.8m )  
Newly fitted suite comprising close coupled Wc, panelled bath with wall mounted shower, vanity wash hand basin, illumination mirror, complimentary tiling to walls and floors, wall mounted chrome heated towel rail/radiator, extractor fan, ceiling spo9t lights and obscured Upvc double glazed window to rear

OUTSIDE FRONT

The front of the property offers you a front court with a low level retaining brick wall and gate to entrance door, shared entry to side giving access to rear

OUTSIDE REAR

The rear garden is landscaped with artifical Astro grass, deep shrub and flower borders, gravelled area, enclosed with timber paneled fencing offering a good degree of privacy, shared access with neighbours for bins and walk over



call to view 01536 418100

