



## Rushton Road, Desborough NN14 2RW

- Three Bedrooms
- Requiring works yet offering excellent potential
- Usefull Basement Space
- NO CHAIN
- Enclosed Rear Garden
- Gas central heated

PRICE  
**£210,000**  
CHAIN FREE

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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Requiring works yet offering excellent potential is Mature THREE bedroom semi-detached home with large Basement area, front court and enclosed rear garden OFFERED WITH NO CHAIN. Gas central heated and double glazed. Comprising Entrance Hall, Lounge/sitting room, kitchen/breakfast room, side hall/lobby and stairway down to Basement Cellar areas. Landing offers three bedrooms and bathroom.

ENTER

Via obscured double glazed door to front into Entrance Hall

ENTRANCE HALL

Double glazed window to front, doors to Lounge and Kitchen/Breakfast Room, stairs raising to first floor, laminated flooring

LOUNGE

12'8" into bay x 11'5" (3.88m into bay x 3.5m)  
Double glazed bay window to front with double panelled radiator under

KITCHEN/BREAKFAST ROOM

14'4" max x 11'6" (4.39m max x 3.51m)  
Double glazed window to rear, a range of kitchen units at base and eye level with complimentary marble effect work tops, stainless steel sink and half drainer, tiling to all sensitive areas, plumbing for automatic washing machine, extractor fan, space for dining table, radiator, additional access to WC, door and stairs to Cellar

CLOAKROOM/WC

Obscured double glazed window to rear, low level WC, wall mounted wash hand basin, radiator

CELLAR

22'11" x 17'9" total floor space (7.01m x 5.42m total floor space)  
Double glazed window to rear, wall mounted boiler unit, gas radiator, currently being used for additional storage space with potential for further conversion subject to planning

LANDING

Doors to all rooms, loft access

BEDROOM ONE

11'6" x 11'0" (3.52m x 3.37m)  
Double glazed window to front and radiator

BEDROOM TWO

11'6" x 9'8" (3.53m x 2.96m)  
Double glazed window to rear and radiator

BEDROOM THREE

7'7" x 8'2" (2.32m x 2.49m)  
Double glazed window to rear and radiator

BATHROOM

Obscured double glazed window to front, three piece suite comprising refitted panelled bath with mains shower over and shower screen, pedestal wash hand basin, low level WC, tiling to all sensitive areas and gas radiator

OUTSIDE FRONT

Mainly laid to lawn, hard standing path to front with wooden fenced perimeter, gated access to rear, potential for off road parking subject to planning

OUTSIDE REAR

Slab patio area, mainly laid to lawn with additional rear gravel area, wooden fenced perimeter, gated access to front



call to view 01536 418100

