



Rothwell Road, Desborough **Freehold** £415,000

**Pattison  
Lane**



# Key Features

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- Five Bedroom Detached House
- Two Reception Rooms
- Driveway For Multiple Cars
- Bay Fronted
- Cellar

Step through the five-bar gate and discover this impressive detached family home, presented in immaculate condition. Offering versatile living space, including the potential for a ground-floor bedroom with an en-suite wet room, making it perfect for multi-generational living.





**ENTRANCE HALL** 7'11 x 11'10 max (2.41m x 3.60m)  
Reached via main front door to side aspect. Stairs rising to first floor landing. Stairs lowering to cellar. Decorative quarry tiled chequered flooring. Decorative stained glass windows to front aspect.

**CELLAR** 12' x 10'7 (3.65m x 3.22m)  
Windows to side aspect.

**LOUNGE** 11'10 x 10'11 plus bay (3.60m x 3.32m)  
Bay window to front aspect. Window to side aspect.

**LIVING ROOM** 11'11 x 12'5 (3.63m x 3.78m)  
Windows to front, side and rear aspect. Log burning stove inset into chimney breast.

**KITCHEN** 17'9 max x 13'9 max (5.41m x 4.19m)  
Fitted with units to base and wall with contrasting work surfaces over, rising upstands and tiled splashback surrounds. Belfast sink with mixer tap over. Free standing Rangemaster cooker. Space for appliances. Storage cupboard with units to base with work surfaces over. Shelving. Window to front and side aspect. Open to:

**UTILITY AREA**  
Space for appliances. Stable style door to side aspect.

**BEDROOM FIVE** 9'9 x 13'6 (2.97m x 4.11m)  
Window to rear aspect. Door to en suite

**EN SUITE**  
Shower area, wash hand basin and WC. Frosted windows to rear and side aspect.

**FIRST FLOOR LANDING**  
Doors to bedrooms and shower room. Storage cupboard.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**BEDROOM ONE** 11'11 x 10'11 plus bay (3.63m x 3.32m)  
Bay window to front aspect. Window to side aspect.

**BEDROOM TWO** 6'11 x 17'9 (2.10m x 5.41m)  
Windows to front and rear aspect.

**BEDROOM THREE** 12'5 x 12'3 narrowing to 9'11 (L shaped room) (3.78m x 3.73m narrowing to 3.02m)  
Windows to front and rear aspect.

**BEDROOM FOUR** 8'8 x 8'7 max (2.64m x 2.61m)  
Window to rear aspect.

#### BATHROOM

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Window to side aspect.

#### OUTSIDE

##### FRONT GARDEN / DRIVEWAY

Large frontage providing off road parking for multiple cars.  
Gated access to the rear garden.

##### REAR GARDEN

Enclosed garden with a paved patio, steps leading to a lawn area and surrounded by established shrub borders.

To view this property call Pattison Lane on:  
**01536 430527**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 430527

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