



Rushton Road, Desborough **Freehold** £400,000 O.I.E.O.

**Pattison  
Lane**



# Key Features



- Four Bedroom Detached Family Home
- Spacious Lounge
- Off Road Parking to Rear
- Separate Dining Room
- Conservatory

Nestled discreetly on Rushton Road in the charming market town, this substantial detached residence unveils a captivating split-level design, offering an exceptional sense of space and a layout that truly warrants an in-person viewing to fully appreciate its ingenuity and untapped possibilities.

Its prime location affords convenient access to a range of local amenities, including shops, as well as being within comfortable reach of well-regarded primary schools, making it an ideal setting for families. Excellent road links are also readily accessible, facilitating effortless commuting and exploration of the wider area.

Stepping through the welcoming porch, you are immediately drawn into the heart of the home - a generously proportioned kitchen/breakfast room, providing ample space for culinary creations and casual dining. Adjacent to this lies a separate and versatile sitting/dining room, perfect for both relaxed family evenings and more formal entertaining. The inviting lounge, bathed in natural light, features elegant French





doors that seamlessly connect the indoor space with the delightful garden beyond. Completing the ground floor is a practical WC and a conservatory, offering a tranquil space to unwind and providing access to a useful outdoor shed. Furthermore, a staircase descends to a valuable cellar, presenting abundant storage solutions for household essentials and beyond.

Ascending to the first floor, you will discover four well-proportioned bedrooms, each offering a comfortable retreat. The principal bedroom is enhanced by the convenience of built-in wardrobes, providing ample storage. Bedroom two boasts the added luxury of a private en-suite shower room. The well-appointed family bathroom serves the remaining bedrooms on this floor.

Externally, the property boasts a beautifully enclosed and landscaped garden, offering a private oasis for relaxation and recreation. A significant advantage is the gated access to the rear of the property, providing secure off-road parking.

Viewings are strongly advised to appreciate all this home has to offer.

The accommodation comprises:

ENTRANCE PORCH

HALLWAY

CLOAKROOM

SITTING / DINING ROOM 18'9 x 11'2 (5.71m x 3.40m)

LOUNGE 18'7 x 17'1 (5.66m x 5.20m)





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.  
Made with Metropix ©2025

KITCHEN / BREAKFAST ROOM 22'4 x 10' (6.80m x 3.04m)

CONSERVATORY 12'10 x 7'6 (3.91m x 2.28m)

STORAGE SHED

CELLAR

FIRST FLOOR LANDING

BEDROOM ONE 17'7 x 16'1 (5.35m x 4.90m)

BEDROOM TWO 12' x 12'11 max (3.65m x 3.93m)

EN SUITE

BEDROOM THREE 11' x 9'8 (3.35m x 2.94m)

BEDROOM FOUR 11' x 8' (3.35m x 2.43m)

BAHTROOM 9'11 x 7'10 (3.02m x 2.38m)

OUTSIDE

AGENTS NOTE:  
Solar panels installed

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



# Selling your property?

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

 01536 430527

 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 [desborough@pattisonlane.co.uk](mailto:desborough@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: DPL101339 - 0001

