



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Rothwell Road, Desborough

2 1 2



**“Often Requested, Rarely Available!”**

Set on a spacious sized plot with the rolling countryside within a stone’s throw, this generous two bedroom detached bungalow dates back to the early 1900s boasting a wealth of character features throughout, excellent proportions, a new roof, updated boiler and potential for further modernisation if desired!

Situated on the edge of Desborough the property benefits from a sought after end plot position with off road parking to the rear elevation and conveniently located within walking distance of the local amenities to include a variety of shops, a Costa coffee shop, Sainsburys, petrol station, church and countryside walks. The property is also within close driving distance of Market Harborough with access to the train station, the A14 and A6.

Charming entrance hall with period, Minton tiled flooring, high ceilings and a wealth of character features to include a dado rail, detailed coving and architraves.  
Beautifully appointed living room featuring high ceilings with detailed coving, a picture rail and a dado rail offering a wealth of charm throughout. There is also a feature open fireplace, and a sliding door into the light and airy conservatory.

Fitted kitchen comprising a range of eye and base level units, a roll top work surface with splash back, a double Bosch oven and a four ring gas hob with extractor hood over and attractive tiled splashback. There is also a ceramic one and a half bowl sink with draining board, space for a fridge, washing machine and dishwasher.

Dining room conveniently located next to the kitchen with a full height window, a feature arch from the hallway and a flexible layout.

Naturally light conservatory overlooking the rear garden boasting a south west facing garden with tiled flooring, a door out to the garden area and ample room for seating to enjoy the view.

Two double bedrooms, both of which benefit from stunning high ceilings, bay windows and storage. The main bedroom enjoys a host of fitted wardrobes and cabinetry and the second bedroom benefits from shelving recessed into an alcove.

Contemporary shower room benefitting from an attractive wall splashback, a chrome heated towel rail and a three piece suite to include a walk in, over sized shower, a vanity enclosed wash hand basin and a low level WC.

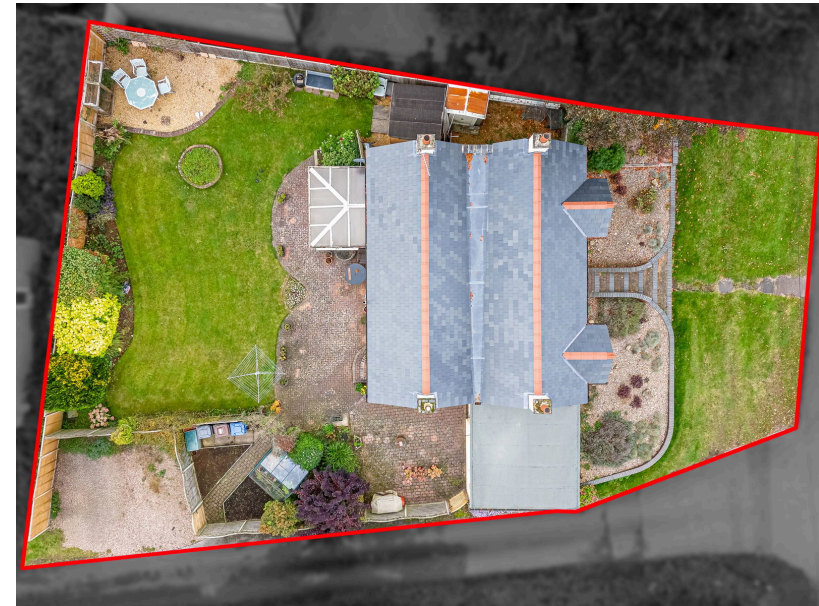
Set back from the road, the property sits proudly on a substantial sized plot with a main lawn frontage and a central paved path leads to the front door. To the side elevation is the rolling countryside and a shaded driveway provides access to the property’s rear private driveway. This gravelled driveway benefits from space for two off road parking spaces and a secure gate provides access into the garden.

The south west facing rear garden occupies a desirable corner plot and has been beautifully maintained with a variety of sections, a good degree of privacy and the rolling countryside flows to the side elevation. There is a blocked paved patio perfect for seating and entertaining and a sculpted main lawn edged with well stocked planted borders and established shrubbery. The blocked paving continues with a pathway to a secure rear gate providing access to the driveway and benefits from access to a green house and two raised vegetable patches. The wrap around plot benefits from space for a generous timber constructed shed to one side and access to the ‘den’ which boasts an extension of the property with a separate rear door comprising of a fantastic home office with heating, power and light and a utility area.





- Living Room - 4.17m x 4.11m (13'8" x 13'6")
- Kitchen - 3.73m x 2.95m (12'3" x 9'8")
- Dining Room - 3.58m x 2.31m (11'9" x 7'7")
- Conservatory - 3.07m x 2.36m (10'1" x 7'9")
- Main Bedroom - 4.09m x 3.76m (13'5" x 12'4") max excluding bay
- Bedroom Two - 3.63m x 2.82m (11'11" x 9'3")
- Shower Room - 2.97m x 1.78m (9'9" x 5'10")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

