Rothwell Road, Desborough NN14 2NS

- Four Bedrooms
- Ample Parking
- Tripple Garaging
- Set back from main road

PRICE
£1,750
PCM

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

The Property Ombudsman LETTINGS

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ESTATE AGENTS

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PRICE £1,750 PCM

**IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Outstanding Four (potential 5) bedroom detached residence with ample enclosed gated parking and TRIPLE GARAGING. Gas central heated and double glazed. Reception Hall, Lounge/sitting room, Separate Dining room, re-fitted kitchen/breakfast room, cloakroom W.C and Home office (5th bedroom). Landing to Four bedrooms with fitted wardrobes. En-suite Bath and shower room to Master plus a further Family Bathroom.

RECEPTION HALL
11'8" x 6'0" (3.56m x 1.83m)
Ceramic tiled flooring throughout, staircase leading to first floor landing, radiator, original door leading to lounge, dining room and kitchen.

LOUNGE/SITTING ROOM
23'7" x 14'2" max (7.21m x 4.34m max)
Upvc bay window to front elevation, sliding upvc patio door to rear elevation, two radiators, TV and telephone points, coving to ceiling, ceiling rose, two wall light points, feature fire place with inset living flame gas fire

SEPARATE DINING ROOM
14'11" x 14'0" (4.57m x 4.27m)
Upvc bay window to front elevation, radiator, coving to ceiling, open fireplace with original wooden mantle with marble hearth and backing, fitted timber cupboards with shelving and lighting to each side of chimney breast.

KITCHEN
18'4" x 9'1" (5.61m x 2.79m)
Refitted high and base units, work surfaces and tiled splashbacks, one and half bowl sink with drainer and mixer tap. integrated fridge and freezer, ceramic tiled flooring throughout. Upvc window to rear elevation, space for table and chairs, radiator, TV and telephone points, under stairs storage cupboard and half glazed upvc door leading to hallway.

HALLWAY
Radiator, door leading to garden, ceramic tiled flooring throughout and access to utility area.

UTILTY ROOM
Belfast pot sink, tiled splashbacks, work surface, space and plumbing for washing machine, wall mounted gas central heating boiler and Upvc window to side elevation.

GROUND FLOOR WC
White low level WC, ceramic tiled flooring throughout, radiator and obscure glazed upvc window to side elevation.

OFFICE/STUDY/BEDROOM FIVE
11'10" x 8'2" (3.61m x 2.51m)
Upvc window to side elevation, radiator, telephone point and recessed ceiling down lighting.

FIRST FLOOR LANDING
Original door leading to bedrooms and bathroom, upvc window to rear elevation, two radiators, loft hatch, recessed ceiling down lighting and airing cupboard.

MASTER BEDROOM
14'4" x 12'2" (4.37m x 3.71m)
Upvc window to front elevation, radiator, two fitted double wardrobes, recessed ceiling down lighting and door leading to en-suite bathroom.

EN - SUITE
10'11" x 8'11" (3.35m x 2.74m)
Fitted with a luxury white suite comprising, low level WC, pedestal wash hand basin, 1200mm shower cubicle with power jet system, large spa bath, ceramic tiled flooring throughout and full matching tiling to walls. Recessed ceiling down lighting, radiator, extractor fan and obscure glazed upvc window to rear elevation.

BEDROOM TWO
12'0" x 10'11" (3.66m x 3.35m)
Upvc window to front elevation, radiator, triple fitted wardrobes and TV aerial point.

BEDROOM THREE
9'8" x 9'3" (2.95m x 2.82m)
Upvc window to rear elevation, radiator and fitted wardrobes to each side of bed area.

BEDROOM FOUR
11'6" x 8'0" (3.51m x 2.44m)
Upvc window to front elevation, radiator and fitted over stairs storage cupboard.

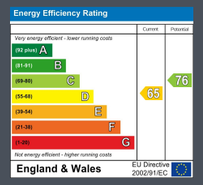
BATHROOM
Fitted with a white suite comprising WC, pedestal wash hand basin, panel bath with shower fixture over, glazed shower screen, full ceramic tiling to walls, shaver point, extractor fan and two obscure glazed upvc windows to rear elevation.

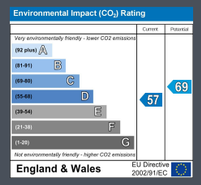
OUTSIDE FRONT
To the front is a large frontage with gates to driveway and parking for several vehicles. The garden has been landscaped and is well stocked with a variety of flowers and shrubs and is retained by brick walling. To the right of the property the driveway leads to the rear.

OUTSIDE REAR
To the rear is hard standing area. The driveway extends to a triple garage with light and power connected.

DIRECTIONAL NOTE
Take a left out of the Rothwell office, continue over the roundabout towards Desborough, upon arrival into Desborough continue on the Rothwell Road where the property can be situated on the right hand side

call to view 01536 418100





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