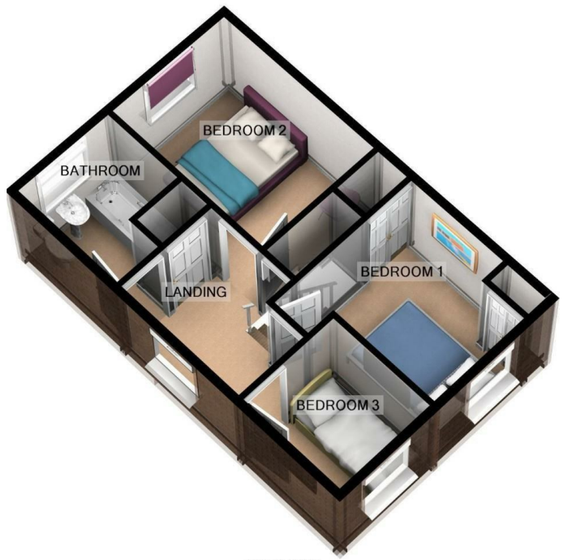
Rutland Court, Desborough NN14 2YZ



GROUND FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



Rutland Court, Desborough NN14 2YZ

- Three bedrooms
- Parking & Garage
- Well presented
- Corner Position
- Upvc double glazed and gas central heated

PRICE
£245,000
CHAIN FREE

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.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIM&N & CO.
ESTATE AGENTS

The Property Ombudsman

Rutland Court, Desborough NN14 2YZ

PRICE £245,000 FREEHOLD

**IN PERSON AND VIDEO* VIEWINGS AVAILABLE ** Well presented (linked garage only) detached property. Situated on a corner plot position the property offers a lounge with refitted kitchen / breakfast room plus 3 bedrooms and a refitted bathroom. Upvc double glazed and gas central heated. Outside there are front side and rear garden, off road parking to the front leading to a single garage.

ENTRANCE HALL
Via opaque Upvc double glazed panel door. Laminated wood block style flooring and panel doors to cloakroom / WC and lounge / sitting room.

CLOAKROOM/WC
Close coupled WC and wash hand basin with stylish splash backs. Opaque Upvc double glazed window to front and single panelled radiator.

LOUNGE/SITTING ROOM
14'10" x 9'8" (4.54m x 2.96m)
Upvc double glazed bay window to front. Laminated wood block style flooring and inset ceiling spot lights. Panel door to kitchen/dining room.

KITCHEN/DINING ROOM
14'11" x 13'6" (4.57m x 4.14m)
Laminated wood block style flooring. Upvc double glazed window and radiator within dining area which is open plan to brand new kitchen, offering a range of cupboards, drawer space and work tops with tiled surrounds. Built in cooker facilities and further appliance space including under work top power points and plumbing for automatic washing machine. Upvc double glazed window and door to rear garden.

LANDING
Having panel doors to three bedrooms and bathroom with shower fitment.

BEDROOM ONE
12'0" x 8'5" plus door recess (3.66m x 2.59m plus door recess)
Built in double wardrobe and Upvc double glazed window to front and single panelled radiator.

BEDROOM TWO
10'4" x 8'5" (3.17m x 2.59m)
Upvc double glazed window to rear and single panelled radiator.

BEDROOM THREE
8'2" x 6'2" (2.51m x 1.89m)
Upvc double glazed window to front and double panelled radiator.

BATHROOM
Full tiling to walls and floors, inset ceiling spot lights. WC, wash hand basin and panel bath with screen and shower over. Opaque Upvc double glazed window to rear, single panelled radiator.

OUTSIDE FRONT
Off road parking in turn giving access to garage.

GARAGE
16' x 8' (4.88m x 2.44m)
With up and over door and rear pedestrian door to enclosed rear garden.

OUTSIDE REAR
Larger grass area edged with shrub borders.

DIRECTIONAL NOTE
Take a left out of the Rothwell office, continue over the roundabout towards Desborough, upon arrival into Desborough take the third left into Gold Street, continue into Braybrooke Road taking the second right into Peaselands and continue into Rutland Court where the property can be located on the left hand side





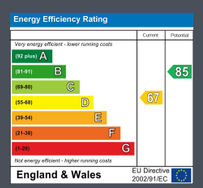


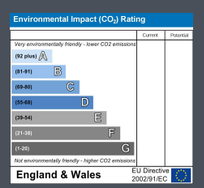







call to view 01536 418100





SIM&N CO. ESTATE AGENTS