



HENDERSON CONNELLAN

ESTATE AGENTS

Desborough Road, Rothwell, Kettering

"Standing Proud"

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Occupying an elevated position on the periphery of Rothwell, this individual detached period residence enjoys a substantial plot and an enviable sense of space, privacy and presence. The interior is equally impressive, with striking character and a wealth of period features to include interior doors and handles in an art deco style, tall ceilings, stained glass and period floorings.

The entrance porch leads to the entrance hall, flooded with light and enjoying strip Oak flooring, there is a guest cloakroom, a wonderful social kitchen/dining/family room with Quartz worksurfaces a wood burner perfect for cosy winter days, the walk in pantry is great, there is a breakfast room also with wood burner, laundry/utility room and a study/snug. The living room has an elegant fireplace with working fire, garden room and formal dining room also adding to the versatility of the interior. Upstairs there is a principal bathroom and four generous double bedrooms with the principal and guest bedroom with ensembles, the generous traditional loft offers excellent storage.

The significant plot features a sweeping driveway with plenty of parking and a double garage with electric door, the mature plantings add privacy and the mature rear garden is sizeable perfect for an avid gardener or child's play.

The heart of Rothwell is a short stroll away with a wealth of amenities, schools, shops and great restaurants, the A14 and Market Harborough are a short drive away. A distinctive home in an enviable position

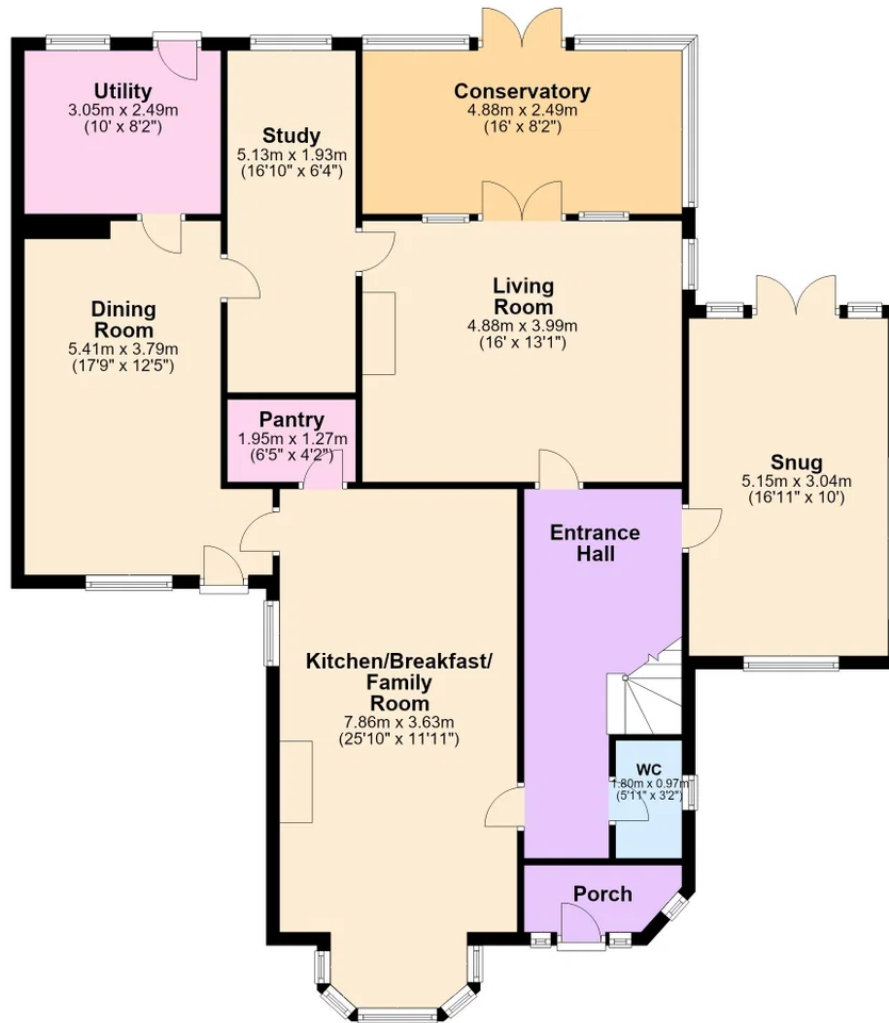
- Gas Central Heating
- Partial UPVC Double Glazed
- Fabulous social Kitchen/Dining/Family Room.
- Breakfast Room, Study and large Utility Room
- Living Room, separate formal Dining Room and Conservatory
- Four double Bedrooms, two with Ensuite.
- Substantial plot, driveway and double Garage with electric door
- COUNCIL TAX: F
- EPC RATING: PENDING
- **Tenure:** Freehold





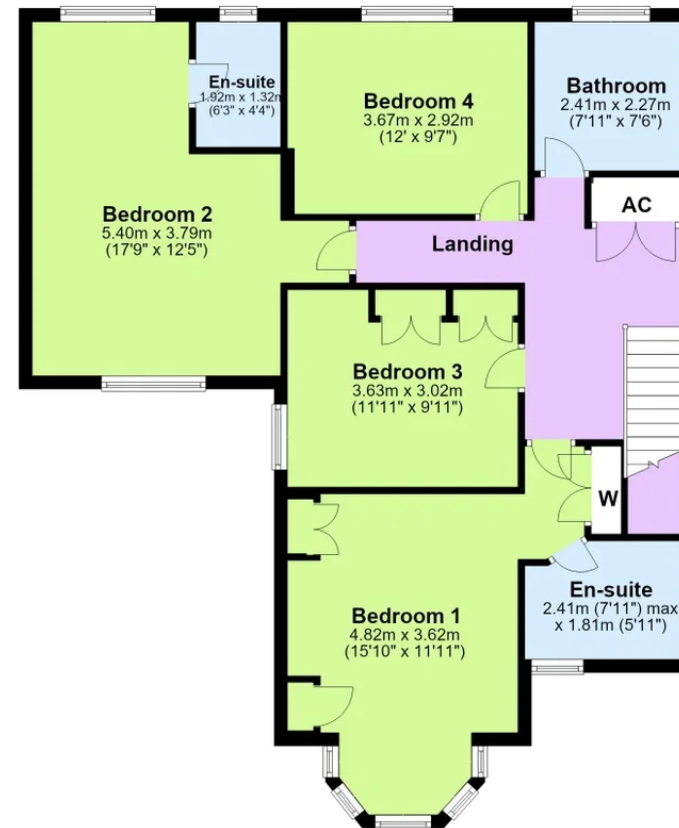
Ground Floor

Approx. 131.9 sq. metres (1419.6 sq. feet)



First Floor

Approx. 86.3 sq. metres (929.3 sq. feet)



Total area: approx. 218.2 sq. metres (2348.9 sq. feet)

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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.

