



Rothwell Road, Desborough Kettering NN14 2NS

welcome to

Rothwell Road, Desborough Kettering

William H Brown are delighted to offer this four bedroom detached house with attached annexe set back from Rothwell Road in Desborough. Annexe providing wheelchair accessible wet room. Main house offers stunning entrance vestibule, formal dining room. en suite to master, wooden outbuilding - office.



Entrance Hall

Entry via double composite front door leading to spacious entrance vestibule.

Vestibule

24' 4" x 10' 5" (7.42m x 3.17m)

Oak floor with oak staircase and oak panelling lights to ceiling and three vertical radiators, French doors leading to garden.

Cloakroom

Tiling to floor and walls, low level WC with integrated flush, wash hand basin, spot lights to ceiling, obscure double glazed window to front aspect. Door to coat area.

Utility Room

Granite Floor, space and plumbing for washing machine, ample storage space.

Formal Dining Room

18' 11" x 17' 5" (5.77m x 5.31m)

Double glazed bay window to front, further double glazed window, door leading to kitchen, spot lights to ceiling, radiator.

Kitchen/Diner

21' 11" x 10' 4" (6.68m x 3.15m)

Diner 19'04"-12'02"

L shaped kitchen / diner, three vertical radiators, double glazed door to garden, two double glazed windows, range of white high gloss wall and floor units with granite work surfaces and granite flooring, integrated double oven, microwave, larder fridge, dishwasher, matching Island, one and half ceramic sink, space and plumbing for washing machine.

Reception Room Three

15' 5" x 10' 5" (4.70m x 3.17m)

Double glazed window to front aspect, oak wooden flooring, large storage cupboard, French doors to side aspect, radiator.

Lounge

Double glazed bay window to front aspect, bifold doors opening into the rear garden, oak wooden floor, feature fireplace with stone surround and granite hearth, two vertical radiators, spot lights to ceiling, one horizontal radiator, feature alcove.

Landing

Comprising of oak flooring, spot lights to ceiling, doors to all rooms, loft access.

Bedroom One

14' 11" x 13' 5" (4.55m x 4.09m)

Comprising of Juliet Balcony with french doors , vertical mirrored radiator, black ash fitted bedroom furniture, ceramic floor, double glazed window to side aspect.

En Suite

12' 1" x 8' 2" (3.68m x 2.49m)

Jacuzzi bath with jets, shower cubicle with rain fall and hand held showers, low level WC with integrated flush, double wash hand basin in powder blue vanity unit, heated towel rail, tiled wall and floor, spot lights to ceiling, obscure double glazed window to front aspect.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom Three

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom Four

7' 5" x 8' 6" (2.26m x 2.59m)

Double glazed window to front, fitted wardrobe, Dado rail, radiator.

Bathroom

8' 9" x 6' 6" (2.67m x 1.98m)

Obscure double glazed window, tiled walls and floor, double shower cubicle with rainfall and hand held showers, low level WC with integrated flush, fitted cupboard, wash hand basin with vanity unit and granite surface, heated towel rail,

Ground Floor Annexe

17' 7" x 15' 11" (5.36m x 4.85m)

Reception room one, double glazed French door to garden, two radiators.

Wet Room- Annexe

13' 1" x 7' (3.99m x 2.13m)

Tiling to walls and floor, wet room area with rainfall and hand held showers, vertical radiator, air force blue vanity unit with wash hand basin and marble top, low level WC with integrated flush, obscure double glazed window to side, illuminated mirror.

Inner Hallway

17' 8" x 11' 6" (5.38m x 3.51m)

Double glazed window with bay window to rear aspect, doors to annexe bedroom

Externally

Driveway parking for several vehicles enclosed by double gates, screened by hedging and trees, set back from the road.

Rear Garden

Mainly laid to lawn with large paved seating area, raised borders, shed. Not overlooked from rear

Outside

Single door, double length garage, insulated with power and lighting, spacious wooden outbuilding - office space / gym, shed, walk in dog kennel.



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Rothwell Road, Desborough Kettering

- Detached house with annexe
- Refitted bathrooms
- Wheelchair accessible wet room
- Stunning entrance vestibule
- Wooden outbuilding suitable for office / gym etc

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RWL107965 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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