



Rothwell Road, Desborough **Freehold** £375,000

**Pattison  
Lane**



# Key Features

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- Three Bedroom Semi Detached Home
- Downstairs WC
- Secure Gated Driveway with Detached Garage
- Conservatory & Cellar
- Walk in Wardrobe from Double Bedroom

A Rare Opportunity with Exceptional Scope - Boasting an extraordinary plot of nearly one-third of an acre, this impressive residence represents a premier opportunity for those seeking both privacy and significant development potential.

Whether you envision a substantial architectural extension or the creation of an additional dwelling (subject to planning permission), the sheer scale of the grounds offers a versatility that is rare to the market.





Accessed via a secure gated driveway, the home sits deep within its plot, set back from the road with a serene wooded backdrop to the rear. This unique positioning ensures a profound sense of seclusion throughout. The exterior features an established front garden and a large garage, while the rear reveals an expansive, manicured lawn-a perfect canvas for further landscaping or construction.

The interior is equally welcoming, centered around a grand entrance hall. The ground floor provides a sophisticated layout, including an impressive main lounge, a light-filled kitchen-diner, and a charming "cosy" sitting room with patio doors opening to the side gardens. Further practical features include a bright conservatory, a guest cloakroom, and access to a highly functional, usable cellar.

Upstairs, the property offers three well-proportioned bedrooms and a modern shower room, with the principal suite benefiting from a generous walk-in wardrobe. Further enhancing its appeal, the home is equipped with an array of solar panels for modern energy efficiency.

Homes offering this level of space and future capital potential are seldom available. An early viewing is highly recommended to fully appreciate the scale and opportunity on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The accommodation comprises:

ENTRANCE HALL

INNER HALL LEADING TO CLOAKROOM

LOUNGE 12'11 x 13'1 plus bay (3.93m x 3.98m)

SITTING ROOM 6'6 x 9'10 (1.98m x 2.99m)

KITCHEN / DINING ROOM 9'11 x 9'11 (3.02m x 3.02m)

OPEN TO KITCHEN / UTILITY AREA 8'9 max x 7'11 (2.66m x 2.41m)

CONSERVATORY 6'6 x 11'4 (1.98m x 3.45m)

CELLAR 9'7 x 11'11 max (2.92m x 3.63m)

FIRST FLOOR LANDING

BEDROOM ONE 13'2 x 12'11 max (4.01m x 3.93m)

BEDROOM TWO 9'10 x 11'11 (2.99m x 3.63m)

WALK IN WARDROBE

BEDROOM THREE 7'5 x 9'2 (2.26m x 2.97m)

SHOWER ROOM 7'11 x 7'6 (2.41m x 2.28m)

OUTSIDE

FRONT GARDEN

DETACHED GARAGE & DRIVEWAY

REAR GARDEN


To view this property call Pattison Lane on:  
**01536 430527**



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