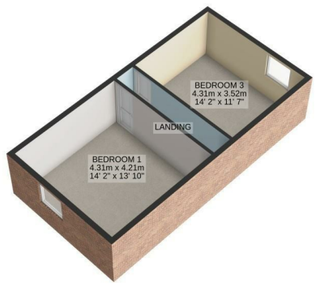
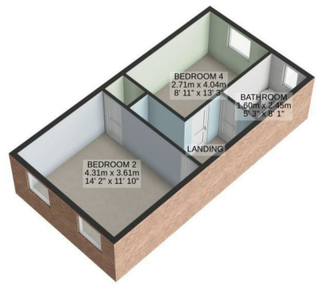
Rothwell Road, Desborough NN14 2NT

2ND FLOOR
36.9 sq.m. (397 sq.ft.) approx.

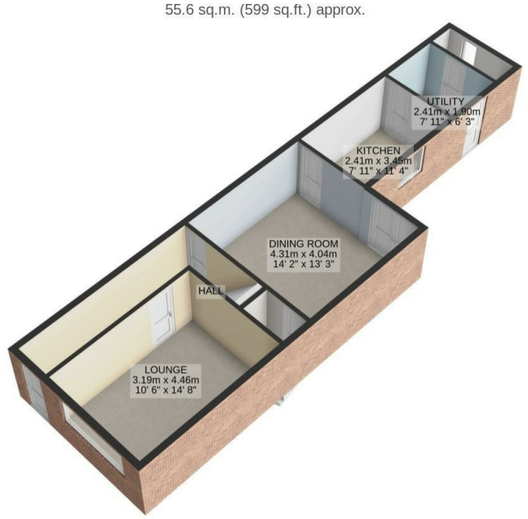


1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 143.8 sq.m. (1548 sq.ft.) approx.

GROUND FLOOR
55.6 sq.m. (599 sq.ft.) approx.





Rothwell Road, Desborough NN14 2NT

- Four Double Bedrooms
- Arranged over three floors
- Enclosed Rear Garden
- Two separate reception rooms
- Guest WC
- Cellar

PRICE
£270,000
OFFERS IN EXCESS OF

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.

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Rothwell Road, Desborough NN14 2NT

PRICE £270,000 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLE Impressive well proportioned FOUR double bedroom bay fronted townhouse arranged over three floors. The property boasts two separate reception rooms, a guest WC and good sized enclosed rear garden. Other benefits include an elevated position, single chamber cellar and several period features. The overall accommodation comprises entrance hall, Lounge with bay window, separate Dining/Family room with open fire place and attractive exposed brick feature wall, kitchen, Utility space and guest WC. The first floor provides two double bedrooms and family bathroom and the second floor two further double bedrooms. Outside is an enclosed front court and larger enclosed rear garden ideal for entertaining. Viewing is recommended.

ENTRANCE HALL
Via obscured double glazed door, original quarry tiled flooring, double panelled radiator, glazed and timber panelled doors to Lounge/Sitting Room and Dining/Family Room and staircase raising to first floor landing

LOUNGE/SITTING ROOM
14'6 x 10'4 (4.42m x 3.15m)
Having bay to front having two sash windows and one to side with secondary double glazed glazing, ceiling coving and double panelled radiator

DINING/FAMILY ROOM
14'6 x 13'7 (4.42m x 4.14m)
Having sliding double glazed patio doors offering outlook and access to rear garden, full height exposed brick feature wall with open fire place having exposed brick and hearth, slate flooring, double panelled radiator, glazed and timber panelled door to Cellar and doorway to Kitchen

KITCHEN
11'7 x 7'10 (3.53m x 2.39m)
A range of high and base level cupboard units with drawer space and work tops, appliance space to including plumbing for dishwasher, gas cooker point and ample further appliance space, one and half bowl single drainer sink unit with mixer tap, laminated wood block style flooring and double glazed window to side

UTILITY ROOM
7'10 x 5'11 (2.39m x 1.80m)
continuation of laminated wood block style flooring, double panelled radiator, loft hatch, wall mounted boiler, work tops with ample appliance space to include plumbing for automatic washing machine, obscure glazed door to side giving access to rear garden, glazed and timber panelled door Cloakroom/Wc

CLOAKROOM/WC
Comprising of close coupled Wc and wall mounted wash hand basin with tiled surrounds, continuation of laminated wood block style flooring, single panelled radiator and double glazed window to rear

CELLAR (SINGLE CHAMBER)
14'6 x 10'4 (4.42m x 3.15m)
Stairs descending from Dining/Family Room, sealed unit double glazed window to front, power and lighting connected, plus further door/access from the front of the property

LANDING
Having further stairs to second floor landing, glazed and timber panelled doors to Bedrooms Two and Four and Bathroom

BEDROOM TWO
14'6 x 11'4 (4.42m x 3.45m)
Having two double glazed windows to front, double panelled radiator, picture rails and ornate feature fireplace with display mantel and tiled grate, door to storage cupboard

BEDROOM FOUR
11'0 x 8'7 (3.35m x 2.62m)
Having double glazed window to rear enjoying views over rear garden double panelled radiator, ceiling coving and obscure/glazed door to built in over stairs storage cupboard

BATHROOM
Three piece suite comprising of wall mounted wash hand basin, twin grip panelled bath with shower attachment and coupled Wc, tiled surrounds, wood stripped flooring, wall ,chrome mounted heated towel rail/radiator and obscured double glazed window to rear

SECOND FLOOR LANDING
Doors to Bedroom One and Three, loft hatch

BEDROOM ONE
14'6 x 14'4 (4.42m x 4.37m)
Having double glazed window to front, and double panelled radiator

BEDROOM THREE
13'4 x 11'0 (4.06m x 3.35m)
Having Upvc double glazed window to rear, double panelled radiator, ornate feature fireplace with display mantel and tiled grate, picture rails and ceiling coving, door to storage cupboard

OUTISDE FRONT
To the front of the property there is an enclosed front court with brick retaining wall having wrought iron railings and gate, door to Cellar Room and steps to main entrance door

OUTSIDE REAR
The rear garden offers an immediate block paved patio, steps leading to lawn garden with raised shrub and flower borders, outside tap, the rear garden is enclosed by timber panelled fencing with gate leading shared pedestrian access to Pioneer Avenue

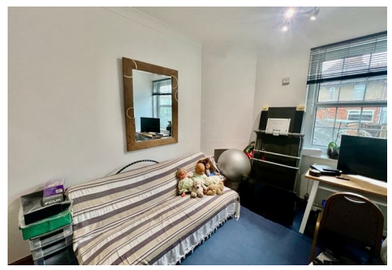




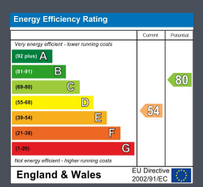


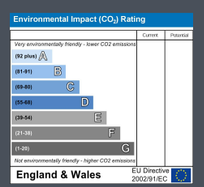







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