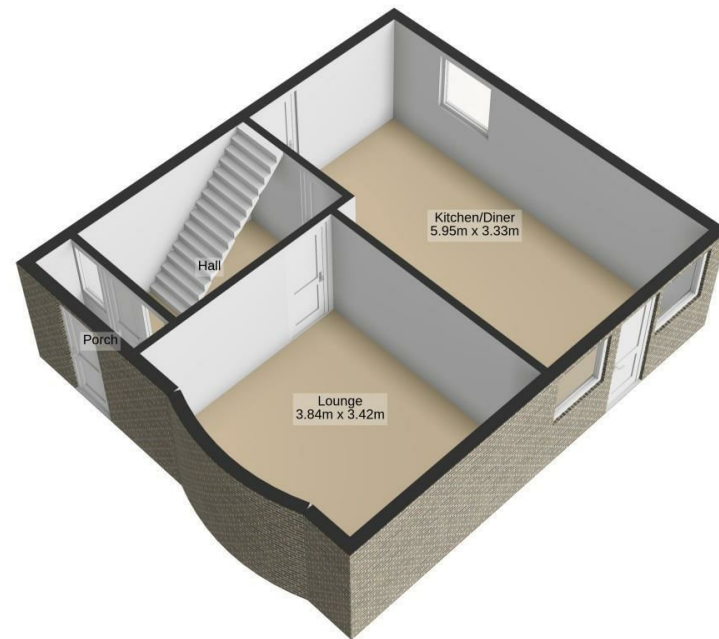
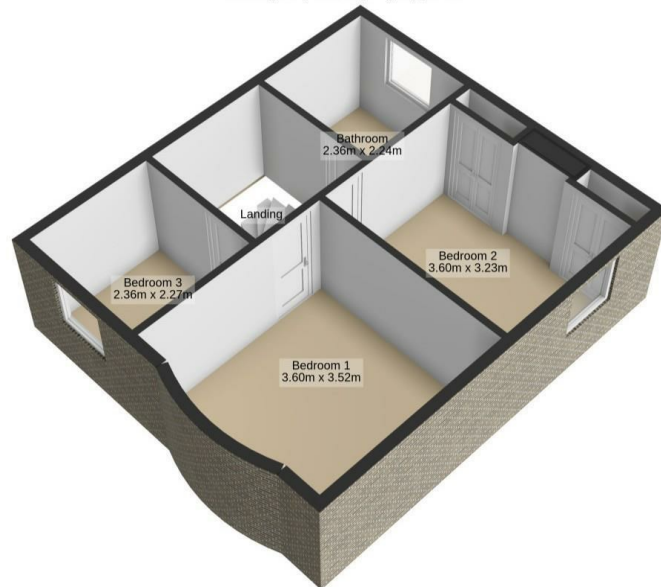


# Rushton Road, Desborough NN14 2QD

Ground Floor  
437 sq.ft. (40.6 sq.m.) approx.



1st Floor  
433 sq.ft. (40.3 sq.m.) approx.



Total Floor Area : 870 sq.ft. (80.8 sq.m.) approx.



## Rushton Road, Desborough NN14 2QD

- Three Bedrooms
- Mature Detached House
- Well presented
- Ample off road parking
- Good sized enclosed rear and side gardens
- MUST BE SEEN

PRICE  
**£300,000**  
OFFERS IN EXCESS  
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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



**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** An impressive mature bow fronted three bedroom detached family home situated on a popular road towards the outskirts of the town, yet a short walk to the local school and parks. The house is well presented through out and offers gas central heating and Upvc double glazing with other benefits to include off road parking for three vehicles and a good sized private enclosed rear garden. The overall accommodation comprises entrance porch, entrance hall, lounge with walk in bow window and feature fireplace and a spacious kitchen/Dining room with additional breakfast bar facility. The first floor offers three bedrooms and the family bathroom. Outside is the aforementioned driveway providing off road parking for three, a front garden and larger enclosed rear garden with side sitting and entertaining area. Viewing is recommended.

## ENTRANCE PORCH

via double glazed door with matching side screens. Tiled floor. door door into Entrance Hall

## ENTRANCE HALL

Having stairs rising to first floor landing with under stairs storage cupboard, double panelled radiator, glazed and panelled doors to Lounge/sitting Room and Kitchen/Dining Room

## LOUNGE/SITTING ROOM

11'8" x 11'5" (3.58m x 3.50m )  
Having double glazed bay window to front. laminated wood block style flooring, radiator, feature fireplace.

## KITCHEN/DINING ROOM

19'2" x 10'8" narrowing to 7'5" (5.86m x 3.27m narrowing to 2.28m )  
The kitchen offers refitted high and base level cupboard units with drawer space and work surfaces with complimentary tiled surrounds, single drainer sink unit with mixer tap over. Electric oven and electric hob with stainless steel cooker hood over. Plumbing and space for automatic washing machine plus further appliance space, Breakfast bar facilities continuation of laminated wood block style flooring, Upvc double glazed window to side, walk thought to dining area with double panelled radiator and Upvc double glazed door and windows offering outlook and access to rear garden

## LANDING

Having Upvc double glazed window to side, loft hatch, panelled doors to Three Bedrooms and Bathroom

## BEDROOM ONE

11'8" x 11'5" (3.56m x 3.50m )  
Having Upvc double glazed bay window to front and double panelled radiator

## BEDROOM TWO

12'5" x 10'9" (3.81m x 3.28m )  
Having Upvc double glazed window to side and double panelled radiator under and two double built in wardrobes providing clothes hanging and shelving space

## BEDROOM THREE

7'2" x 6'10" (2.20m x 2.10m )  
Having Upvc double glazed window to front with double panelled radiator under

## BATHROOM

Refitted three piece suite comprising of panelled bath with shower and screen over, pedestal wash hand basin and low level WC. chrome heated towel rail/radiator, Upvc double glazed obscured window to rear

## OUTSIDE FRONT

The front offers block paved driveway for off road parking leading to further gravel area for further parking, lawn garden with hedgerow with gate and pathway to entrance door and timber panelled gate leading to rear garden

## OUTSIDE REAR

The rear garden has an immediate paved patien stepping onto lawn gardens with mature trees, timber shed, outside tap, the rear garden is enclosed by timber panelled fencing

