

Rutland Court, Desborough NN14 2YZ



GROUND FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



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- Three bedrooms
- Parking & Garage
- Well presented
- Corner Position
- Upvc double glazed and gas central heated

PRICE
£255,000
CHAIN FREE

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.



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PRICE £255,000 FREEHOLD

****IN PERSON AND VIDEO* VIEWINGS AVAILABLE **** Well presented (linked garage only) detached property. Situated on a corner plot position the property offers a lounge with refitted kitchen / breakfast room plus 3 bedrooms and a refitted bathroom. Upvc double glazed and gas central heated. Outside there are front side and rear gardens complimented to the rear with a feature decking area plus off road parking to the front leading to a single garage.

*Please note that Video View should property when last vacant

ENTRANCE HALL

Via opaque Upvc double glazed panel door. Laminated wood block style flooring and panel doors to cloakroom / WC and lounge / sitting room.

CLOAKROOM/WC

Close coupled WC and wash hand basin with stylish splash backs. Opaque Upvc double glazed window to front and single panelled radiator.

LOUNGE/SITTING ROOM

14'10" x 9'8" (4.54m x 2.96m)
Upvc double glazed bay window to front. Laminated wood block style flooring and inset ceiling spot lights. Panel door to kitchen/dining room.

KITCHEN/DINING ROOM

14'11" x 13'6" (4.57m x 4.14m)
Laminated wood block style flooring. Upvc double glazed window and radiator within dining area which is open plan to brand new kitchen, offering a range of cupboards, drawer space and work tops with tiled surrounds. Built in cooker facilities and further appliance space including under work top power points and plumbing for automatic washing machine. Upvc double glazed window and door to rear garden.

LANDING

Having panel doors to three bedrooms and bathroom with shower fitment.

BEDROOM ONE

12'0" x 8'5" plus door recess (3.66m x 2.59m plus door recess)
Built in double wardrobe and Upvc double glazed window to front and single panelled radiator.

BEDROOM TWO

10'4" x 8'5" (3.17m x 2.59m)
Upvc double glazed window to rear and single panelled radiator.

BEDROOM THREE

8'2" x 6'2" (2.51m x 1.89m)
Upvc double glazed window to front and double panelled radiator.

BATHROOM

Full tiling to walls and floors, inset ceiling spot lights. WC, wash hand basin and panel bath with screen and shower over. Opaque Upvc double glazed window to rear, single panelled radiator.

OUTSIDE FRONT

Off road parking in turn giving access to garage.

GARAGE

16' x 8' (4.88m x 2.44m)
With up and over door and rear pedestrian door to enclosed rear garden.

OUTSIDE REAR

Side and rear patio area and larger grass area edged with shrub borders.

DIRECTIONAL NOTE

Take a left out of the Rothwell office, continue over the roundabout towards Desborough, upon arrival into Desborough take the third left into Gold Street, continue into Braybrooke Road taking the second right into Peaselands and continue into Rutland Court where the property can be located on the left hand side



call to view 01536 418100

