



## 30 Valley Rise, Desborough NN14 2QR

- 2 Bedrooms
- Gas central heated and double glazed
- Parking and garage
- Gardens front and rear

PRICE  
**£795**  
PCM

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**SIMON & CO.**  
ESTATE AGENTS

Modern 2 bedroom townhouse with parking and garage. Double glazing and gas radiator heating. Entrance opening into Lounge/sitting room, Kitchen and bathroom. Landing to two bedrooms. Outside offers front and rear gardens and aforementioned Parking and garage.

Entrance

Via double glazed door front into Lounge/Dining Room

Lounge/Dining Room

15'1" x 12'10" (4.61m x 3.92m)  
Double glazed window to front and obscured double glazed door to front, open plan lounge/dining room with wood block flooring, gas radiator, door to rear accessing Kitchen and open plan stairs to first floor accommodation

Kitchen

11'5" x 7'0" (3.5m x 2.15m)  
Double glazed door to rear accessing garden with double glazed window to rear, a range of refitted kitchen units at base and eye level with complimentary marble effect work tops, stainless steel sink and half drainer, tiling to all sensitive areas, built in appliances to include stainless steel oven, electric hob and stainless steel hob, stainless steel extractor hood, wall mounted boiler unit, under stairs storage cupboard with additional built in breakfast bar, continuation wood block flooring

Bathroom

Obscured double glazed window to

rear, three piece suite comprising panelled bath with chrome shower attachment over and glass shower screen, low level WC, pedestal wash hand basin, floor to ceiling tiling and ceramic tiled flooring, gas radiator

Landing

Loft access and doors to all rooms

Bedroom One

15'1" x 12'10" (4.61m x 3.92m)  
Double glazed window to front with views over countryside, gas radiator, built in storage cupboard

Bedroom Two

12'11" x 8'4" (3.95m x 2.56m)  
Double glazed window to front and gas radiator

Outside Front

Hard standing path to front entrance, mainly laid to lawn with shrub borders, views over countryside

Outside Rear

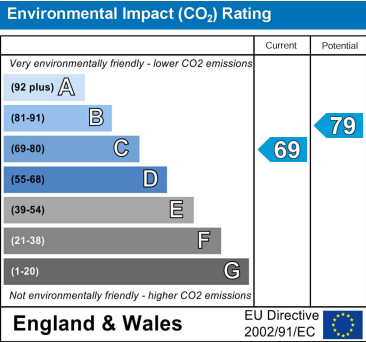
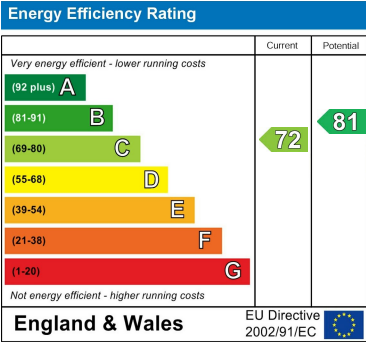
Mainly laid to lawn, slab patio area with teared steps to rear, enclosed rear garden

Parking & Garage

Off road parking for one vehicle and detached single garage

Directional Note

Take a left out of the Rothwell office, continue over the roundabout towards Desborough, upon arrival into Desborough take the first right into Lower Street, third right into Dunkirk Avenue, take the second right into Church View Road and continue to the bottom leading into Valley Rise where the property can be located on the right hand side



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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.