

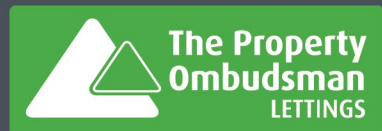


Rothwell Road, Desborough NN14 2NS

- Four Bedrooms
- Ample Parking
- Tripple Garaging
- Set back from main road

PRICE
£1,550
PCM

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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An outstanding Four (potential 5) bedroom detached residence with ample enclosed gated parking and TRIPLE GARAGING. Gas central heated and double glazed. Reception Hall, Lounge/sitting room, Separate Dining room, re-fitted kitchen/breakfast room, cloakroom W.C and Home office (5th bedroom). Landing to Four bedrooms with fitted wardrobes. En-suite Bath and shower room to Master plus a further Family Bathroom. (curtains not included)

RECEPTION HALL

11'8" x 6'0" (3.56m x 1.83m)
Ceramic tiled flooring throughout, staircase leading to first floor landing, radiator, original door leading to lounge, dining room and kitchen.

LOUNGE/SITTING ROOM

23'7" x 14'2" max (7.21m x 4.34m max)
Upvc bay window to front elevation, sliding upvc patio door to rear elevation, two radiators, TV and telephone points, coving to ceiling, ceiling rose, two wall light points, feature fire place with inset living flame gas fire

SEPARATE DINING ROOM

14'11" x 14'0" (4.57m x 4.27m)
Upvc bay window to front elevation, radiator, coving to ceiling, open fireplace with original wooden mantle with marble hearth and backing, fitted timber cupboards with shelving and lighting to each side of chimney breast.

KITCHEN

18'4" x 9'1" (5.61m x 2.79m)
Refitted high and base units, work surfaces and tiled splashbacks, one and half bowl sink with drainer and mixer tap. integrated fridge and freezer, ceramic tiled flooring throughout. Upvc window to rear elevation, space for table and chairs, radiator, TV and telephone points, under stairs storage cupboard and half glazed upvc door leading to hallway.

HALLWAY

Radiator, door leading to garden, ceramic tiled flooring throughout and access to utility area.

UTILITY ROOM

Belfast pot sink, tiled splashbacks, work surface, space and plumbing for washing machine, wall mounted gas central heating boiler and Upvc window to side elevation.

GROUND FLOOR WC

White low level WC, ceramic tiled flooring throughout, radiator and obscure glazed upvc window to side elevation.

OFFICE/STUDY/BEDROOM FIVE

11'10" x 8'2" (3.61m x 2.51m)
Upvc window to side elevation, radiator, telephone point and recessed ceiling down lighting.

FIRST FLOOR LANDING

Original door leading to bedrooms and bathroom, upvc window to rear elevation, two radiators, loft hatch, recessed ceiling down lighting and airing cupboard.

MASTER BEDROOM

14'4" x 12'2" (4.37m x 3.71m)
Upvc window to front elevation, radiator, two fitted double wardrobes, recessed ceiling down lighting and door leading to en-suite bathroom.

EN - SUITE

10'11" x 8'11" (3.35m x 2.74m)
Fitted with a luxury white suite comprising, low level WC, pedestal wash hand basin, 1200mm shower cubicle with power jet system, large spa bath, ceramic tiled flooring throughout and full matching tiling to walls. Recessed ceiling down lighting, radiator, extractor fan and obscure glazed upvc window to rear elevation.

BEDROOM TWO

12'0" x 10'11" (3.66m x 3.35m)
Upvc window to front elevation, radiator, triple fitted wardrobes and TV aerial point.

BEDROOM THREE

9'8" x 9'3" (2.95m x 2.82m)
Upvc window to rear elevation, radiator and fitted wardrobes to each side of bed area.

BEDROOM FOUR

11'6" x 8'0" (3.51m x 2.44m)
Upvc window to front elevation, radiator and fitted over stairs storage cupboard.

BATHROOM

Fitted with a white suite comprising WC, pedestal wash hand basin, panel bath with shower fixture over, glazed shower screen, full ceramic tiling to walls, shaver point, extractor fan and two obscure glazed upvc windows to rear elevation.

OUTSIDE FRONT

To the front is a large frontage with gates to driveway and parking for several vehicles. The garden has been landscaped and is well stocked with a variety of flowers and shrubs and is retained by brick walling. To the right of the property the driveway leads to the rear.

OUTSIDE REAR

To the rear is hard standing area. The driveway extends to a triple garage with light and power connected. The garage is currently used for garaging/potential workshop facilities this has potential for further conversion into an annex subject to relevant planning consent.

DIRECTIONAL NOTE

Take a left out of the Rothwell office, continue over the roundabout towards Desborough, upon arrival into Desborough continue on the Rothwell Road where the property can be situated on the right hand side

