



**Connells**

Rushton Road  
Desborough Kettering





## Property Description

"BEAUTIFULLY RENOVATED" Three bedroom, triple bay fronted 19th Century family home adorned with features throughout and occupying a corner plot within the popular town of Desborough. Featuring a wealth of facilities and scope to further extend if desired this property provides the perfect family home.

This spacious home briefly comprises of: Three reception rooms, open plan kitchen diner, utility room, study and downstairs cloak room. To the first floor you will find three double bedrooms, family bathroom and ensuite to the master. Outside you will find off road parking leading to the integral garage, the property also benefits from having a large wrap around garden.

## Snug

13' 3" x 17' 3" (4.04m x 5.26m)

Beautiful snug with log burner in brick feature fireplace, tiled flooring, and stairs to first floor, large bay window and door to front garden.

## Kitchen/diner

23' 6" x 9' 7" (7.16m x 2.92m)

Open plan kitchen/diner - Dining room - Large bay window to front elevation, modern recessed fire, upright radiator doors to snug and living room, breakfast bar into kitchen

The kitchen features a selection of white wooden wall and base units with wooden work tops and complementary tiled splash back, ceramic sink and drainer, integrated electric oven with gas hob, extractor, and integrated dishwasher. Tiled flooring throughout, leading to utility room.

## Utility Room

11' 8" x 5' 7" (3.56m x 1.70m)

Leading directly from the kitchen the utility room offers further units and worktops, ample space for fridge freezer, plumbing for washing machine, boiler and door leading into snug.

## Living Room

12' 8" x 15' 6" (3.86m x 4.72m)

Delightful living room with large bay window to front elevation, log burner in brick feature fireplace, wooden flooring, further window to side, radiator, TV and telephone points

## Conservatory/sun Room

19' 9" x 4' 2" (6.02m x 1.27m)

With double doors to side garden, fully glazed wall to side, doors leading to W.C., storage area, study and garage, tiled flooring throughout.

## Study

10' 6" x 9' 4" (3.20m x 2.84m)

Window to side elevation, radiator, TV point and laminate flooring

## Bedroom One

14' 3" x 12' 2" (4.34m x 3.71m)

Featuring a large bay window to the front elevation, ample space for storage, radiator and TV point, door to en suite

## En Suite

3' 9" x 7' 6" (1.14m x 2.29m)

Fully tiled shower cubicle, vanity unit with wash hand basin and w.c., window to side elevation.

## Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m)

Good sized second bedroom with window to front elevation, built in storage over stairs and radiator,

## Bedroom Three

10' 3" x 10' 2" (3.12m x 3.10m)

Window to front elevation and radiator,

## Family Bathroom

13' 1" x 7' 6" (3.99m x 2.29m)

Beautifully designed family bathroom decorative tiled floor, L shaped bath with shower over and glass shower screen, vanity unit wash hand basin, w.c., white tiled walls with decorative border, window to rear elevation.

## Outside of the Property

From Rushton Road there is a driveway leading to a single garage, and parking with lawned area and path leading to the front of the property and garden, the front garden is mainly laid to lawn with wooden fenced borders allowing privacy, there is a further lawned area to the side next to the conservatory.

## Garage

17' 8" x 9' 8" (5.38m x 2.95m)

Garage with electric up and over door, electric and lighting, door leading to inner hallway.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: E**

Tenure: Freehold

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