



Plot 2, To the rear of 44 Rushton Road, Desborough

**ANDREW
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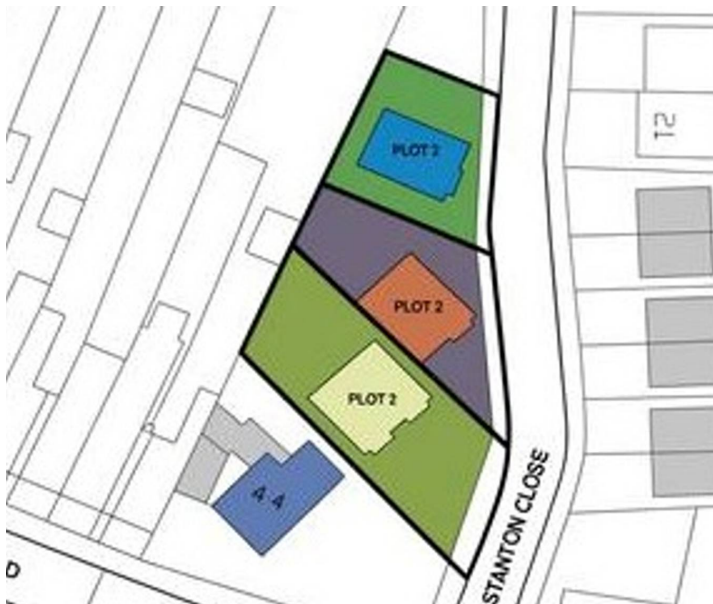
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Desborough, Northamptonshire

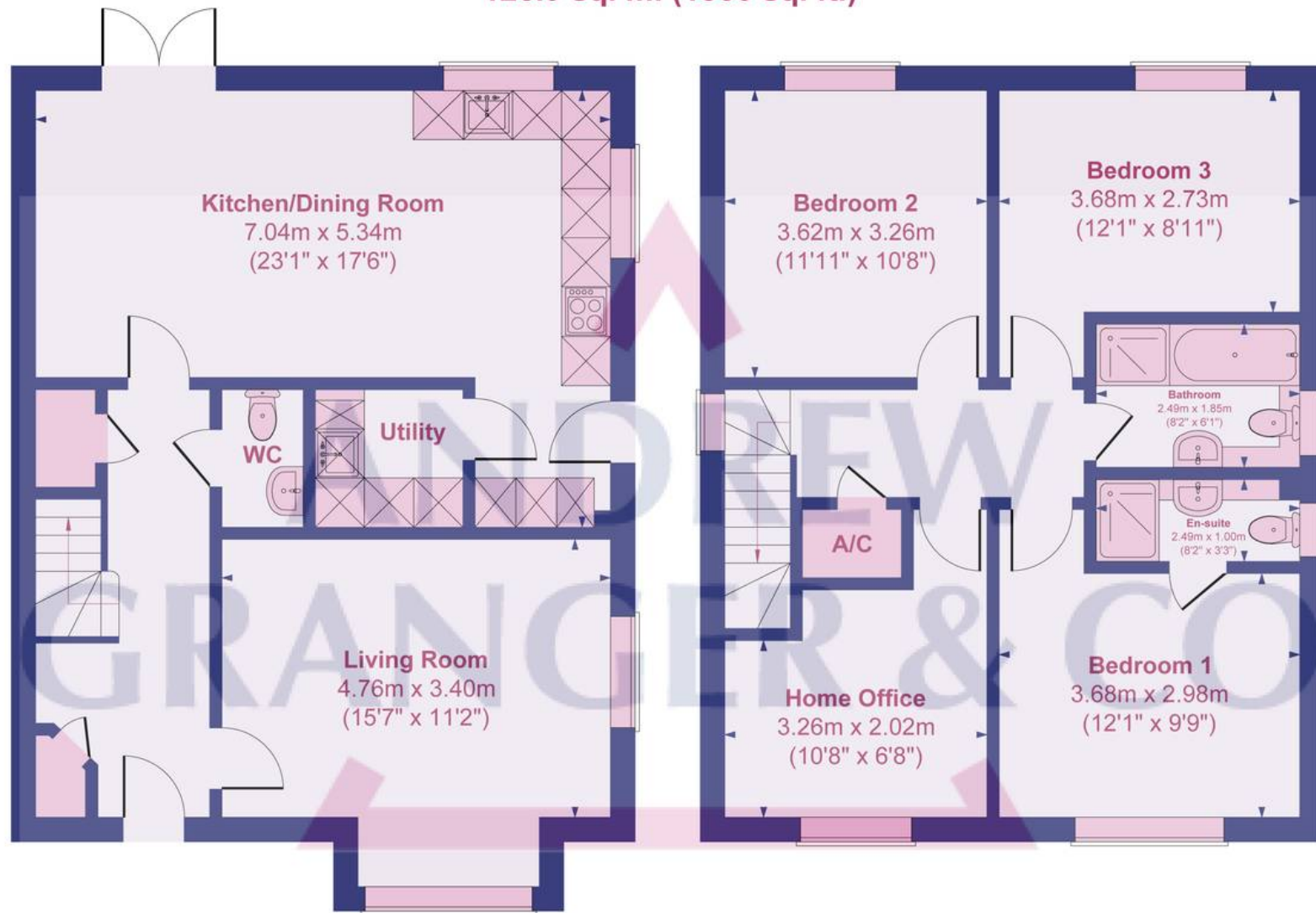
Council Tax band: TBD

Tenure: Freehold

- Exclusive development of just three detached homes
- Prime location in the heart of Desborough
- Stunning full-length kitchen/dining room
- Four spacious double bedrooms
- En-suite shower rooms to main bedroom.
- Contemporary family bathroom
- High specification finish throughout. Ideal family home
- Part Exchange available - Ask us for further details



**Approximate Gross Internal Area
126.9 sq. m. (1366 sq. ft.)**



Not to scale for layout reference only. All Measurements are Approximate Produced by As
Built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

Description

Situated within an exclusive development of just three individually designed homes in the heart of Desborough, this impressive four/five bedroom detached residence offers spacious accommodation, contemporary styling, and a high-quality specification throughout.

The ground floor has been thoughtfully designed for modern family living, featuring a welcoming living room, a versatile study/dining room and a stylish downstairs shower room. The heart of the home is a superb designer kitchen, expertly crafted with integrated appliances including a double oven, 800mm induction hob, extractor hood, dishwasher and fridge freezer. There is also dedicated space for a washing machine, ensuring everyday convenience without compromising on style. Contemporary internal doors and quality ironmongery complete the sophisticated interior, delivering a refined finish throughout.

Offering exceptional flexibility, the accommodation comprises four first-floor bedrooms together with a spacious ground-floor room that can serve equally well as a fifth double bedroom or an impressive home office. The principal bedroom benefits from fitted wardrobes and a luxurious en-suite shower room, while the second bedroom also enjoys the privacy of its own en-suite. A beautifully appointed family bathroom, complete with a bath and shower over, is complemented by a convenient ground-floor shower room with WC, making the home ideally suited to modern family life and visiting guests alike.

Thoughtfully designed to meet the demands of contemporary family living, this exceptional five-bedroom detached home combines timeless style with cutting-edge energy efficiency. Finished to a high specification throughout, the property offers beautifully proportioned living spaces, versatile accommodation and the latest low-carbon technology, creating a home that is as practical as it is luxurious.

Designed with sustainability at its core, the property features underfloor heating throughout both the ground and first floors, powered by an energy-efficient air source heat pump. LED downlights to the kitchen, dining area, hallway, bathroom and en-suites

The living accommodation extends seamlessly outdoors through elegant white uPVC French doors, opening onto a paved patio and private rear garden—an ideal setting for entertaining or enjoying peaceful evenings outdoors. The exterior specification also includes outside lighting to every entrance, an external power point to the rear patio, two private parking spaces with an electric vehicle charging point, and landscaped gardens enclosed by 1.8-metre fencing with a secure rear access gate. For complete peace of mind, the home is further protected by a comprehensive 10-year structural warranty.

Location

Rushton Road is a well-established residential road on the eastern side of Desborough, a popular market town within North Northamptonshire. The road provides a direct connection between the town centre and the nearby village of Rushton, whilst offering convenient access to the A6 and the A14, making it well positioned for travel to Kettering, Market Harborough, Leicester and Northampton.

Desborough benefits from a range of everyday amenities including supermarkets, independent retailers, cafés, public houses, healthcare facilities, primary and secondary schools, sports clubs and recreational spaces, all within easy reach of Rushton Road. The town has a long industrial heritage, particularly associated with the footwear industry, and continues to be a thriving residential community.

Public transport connections are good, with regular bus services linking Desborough to Kettering, Corby and Market Harborough. Rail services are available from both Market Harborough and Kettering stations, providing direct services to London St Pancras in approximately one hour. The nearby A14 offers excellent east-west connectivity, whilst the A6 provides efficient north-south access through the East Midlands.

The properties enjoy a close proximity to open countryside and attractive rural landscapes. Public footpaths, mature hedgerows and views towards the River Ise valley and the former Rockingham Forest landscape contribute to the area's semi-rural character, providing residents with immediate access to walking and outdoor recreation opportunities.