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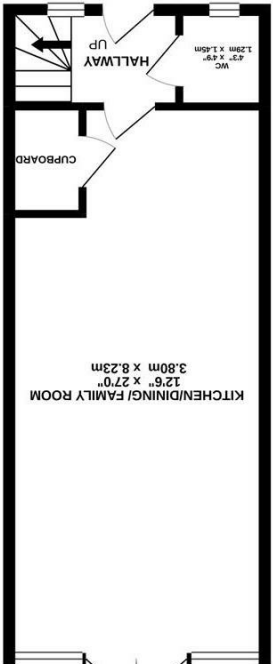
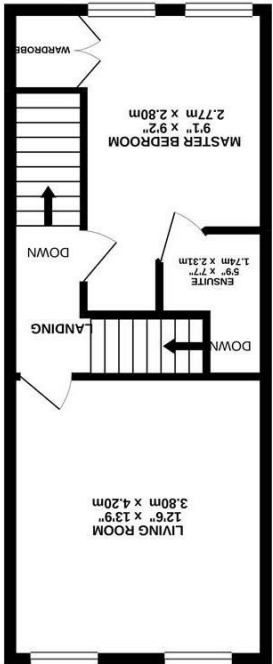
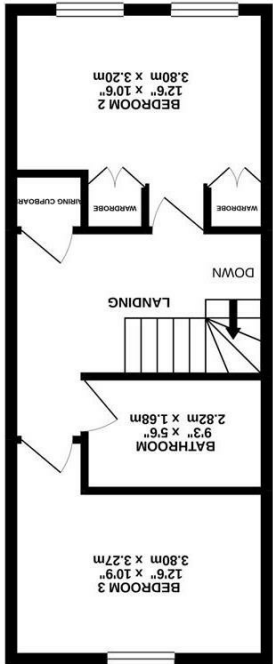
Tel: 01536 524475  
www.chrisgeorgeestateagent.co.uk

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NORTHAMPTONSHIRE  
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Kettering  
12B HORSEMARKET  
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NORTHAMPTONSHIRE  
NN16 0DQ



3 Horse Fair Lane, Rothwell, NN14 6GX  
£245,000





Style - Townhouse

Location - Rothwell

Parking - Garage and Off Road Parking

Boasting three floors of versatile accommodation, this well presented three/four double bedroom family home is situated in the market town of Rothwell and benefits from a garage, off road parking and a laid to lawn rear garden with well stocked flower borders to the sides and gated access to the parking area.

The property is entered via the entrance hall, with doors to access the guest w/c and the impressive open plan kitchen/dining and family room and a staircase rises to the first floor landing. Measuring approximately 27 feet in length, the generous open plan kitchen/dining and family room enjoys views and access out to the garden via French doors and the modern kitchen suite offers a range of eye and base level units with work surfaces over, an integral fridge/freezer, washing machine and dishwasher and there is space provided for a range style cooker and a breakfast bar for sociable dining. To the first floor, there is a formal living room, which could also function as a fourth bedroom and there is also a double bedroom with an en-suite shower room. To the second floor there are two further double bedrooms, one benefitting from built in wardrobes and they share a family bathroom fitted with a white three piece suite, comprising a bath with shower over, low level w/c and a pedestal wash hand basin.



### Kitchen/ Dining & Family Room

27'0" x 12'5" (8.23 x 3.80)

### Guest WC

4'9" x 4'2" (1.45 x 1.29)

### Living Room

13'9" x 12'5" (4.20 x 3.80)

### Master Bedroom

9'2" x 9'1" (2.80 x 2.77)

### Ensuite

7'6" x 5'8" (2.31 x 1.74)

### Second Bedroom

12'4" x 10'5" (3.78 x 3.20)

### Third Bedroom

12'5" x 10'8" (3.80 x 3.27)

### Family Bathroom

9'3" x 5'6" (2.82 x 1.68)