

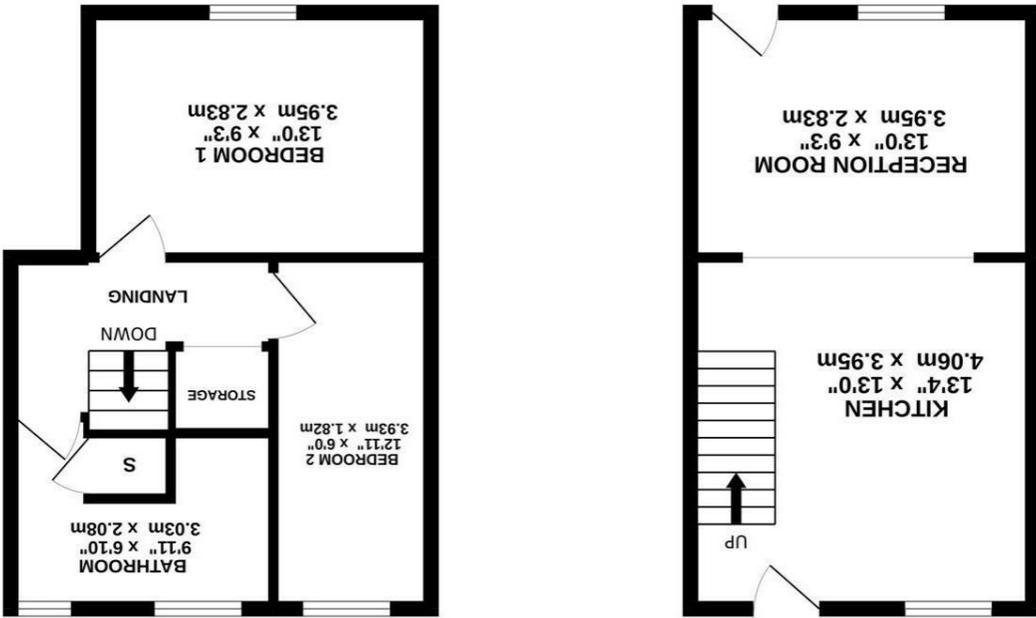
**Corby**  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

**Thrapston**  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

**Rothwell**  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

**Kettering**  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ

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as to their operability or efficiency can be given.  
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
or mis-statement. This plan is for illustrative purposes only and should be used as such by any  
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,  
Whilst every attempt has been made to ensure the accuracy of the layout contained here, measurements  
TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.

GROUND FLOOR  
293 sq.ft. (27.3 sq.m.) approx.



5 New Street, Rothwell, NN14 6EU  
Offers over £170,000



This well presented two-bedroom property is perfectly positioned within the popular town of Rothwell and internally boasts an open plan kitchen/ reception room, two bedrooms, a three-piece bathroom and a low maintenance rear courtyard style garden. The courtyard is mostly gravelled and leads to a sheltered area, which is ideal for outdoor furniture and also benefits from an electric log burner. You will also find gated side access leading to the front of the property.

Upon entry you are welcomed into the open plan kitchen/reception room that offers ample space for both living and dining furniture as well as a kitchen suite that comprises of an integral oven, hob, extractor and under the counter fridge and freezer. Completing the ground floor accommodation is the low maintenance rear garden that boasts faux lawn space, ideal for outdoor furniture. Rising to the first floor landing you are able to access both bedrooms and the bathroom. The master bedroom is double in size whilst the second bedroom is a good sized single room. The bathroom comprises of a three piece suite including an impressive bath tub with a shower over, a low level WC and wash hand basin.

COUNCIL TAX BAND: A  
EPC RATING: C



**Reception Room**  
12'11" x 9'3" (3.95 x 2.83)

**Kitchen**  
13'3" x 12'11" (4.06 x 3.95)

**Bedroom One**  
12'11" x 9'3" (3.95 x 2.83)

**Bedroom Two**  
12'10" x 5'11" (3.93 x 1.82)

**Bathroom**  
9'11" x 6'9" (3.03 x 2.08)

