

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

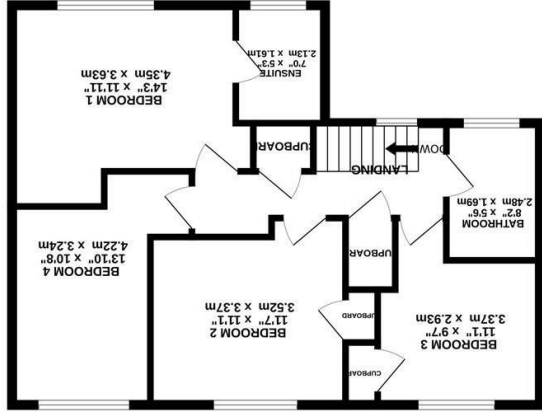
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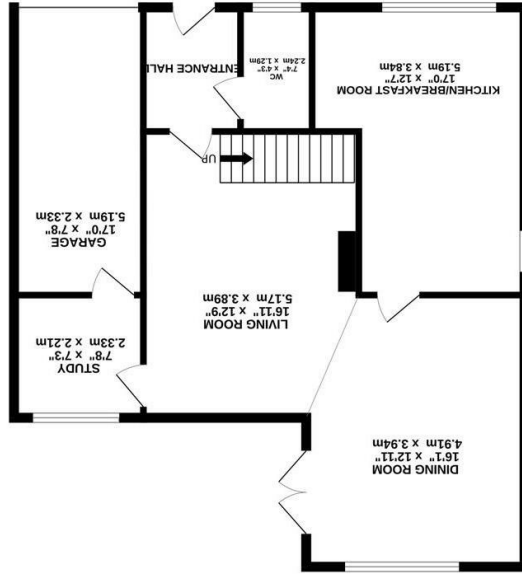
Thrapston
22 HIGH STREET
THRAPSTON
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NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
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Kettering
12B HORSEMARKET
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NORTHAMPTONSHIRE
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1ST FLOOR (60.4 sq.m.) approx.



GROUND FLOOR (78.5 sq.m.) approx.

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3 Tasman Way, Rothwell, NN14 6TX
£375,000



This extended and well presented four bedroom detached family home is situated within an established residential area in Rothwell, and enjoys an open park a stones throw away. This much-loved property has been the family home for many and has been thoughtfully extended to the ground floor to create additional living spaces, perfect for a growing family. Internally, you will find an open plan living/ dining room, kitchen/ breakfast room, separate study, a guest w/c, four double bedrooms, a family bathroom and an en-suite shower room. Outside, the highly private rear garden faces a southerly direction and is mostly laid to lawn with established trees to the borders and a paved patio area, ideal for outdoor furniture. There is also space for a shed and dual gated access leading to the front of the property, where you will find driveway parking that borders a mature lawn frontage.

Upon entry to the property, you are welcomed into the entrance hall which gives access into the guest w/c and the living room. Laid with solid oak flooring that is continued throughout most of the ground floor, the living/ dining room is definitely the heart to this home and easily incorporates all aspects of family life within the one space, along with views and access out to the rear garden. A door leads into the separate reception room, which can be utilised as a study. Boasting dual aspect views, the extended kitchen/ breakfast room comprises a range of eye and base level units, an integral dishwasher, washing machine and space for a Range style cooker and an American style fridge/ freezer. To the first floor, you will find plenty of built-in storage space, four double bedrooms and the family bathroom. The master bedroom is of a generous size and benefits from an en-suite shower room.

COUNCIL TAX BAND- C
EPC RATING- C



Living Room
16'11" x 12'9" (5.17 x 3.89)

Dining Room
16'1" x 12'11" (4.91 x 3.94)

Study
7'7" x 7'3" (2.33 x 2.21)

Kitchen/ Breakfast Room
17'0" x 12'7" (5.19 x 3.84)

Guest WC
7'4" x 4'2" (2.24 x 1.29)

Bedroom 1
14'3" x 11'10" (4.35 x 3.63)

Ensuite
6'11" x 5'3" (2.13 x 1.61)

Bedroom 2
11'6" x 11'0" (3.52 x 3.37)

Bedroom 3
11'0" x 9'7" (3.37 x 2.93)

Bedroom 4
13'10" x 10'7" (4.22 x 3.24)

Family Bathroom
8'1" x 5'6" (2.48 x 1.69)

