

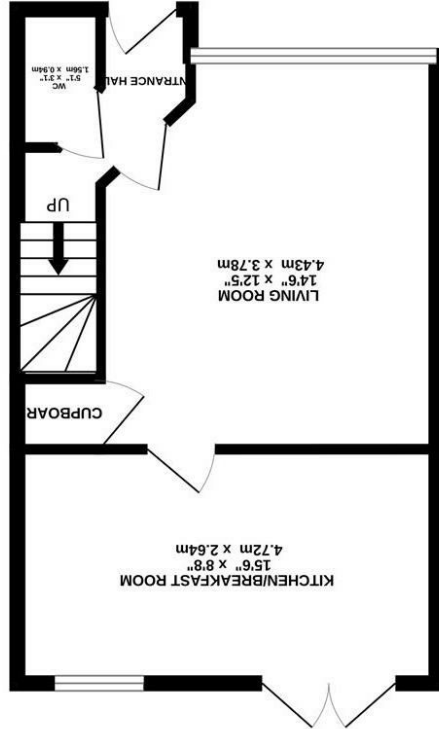
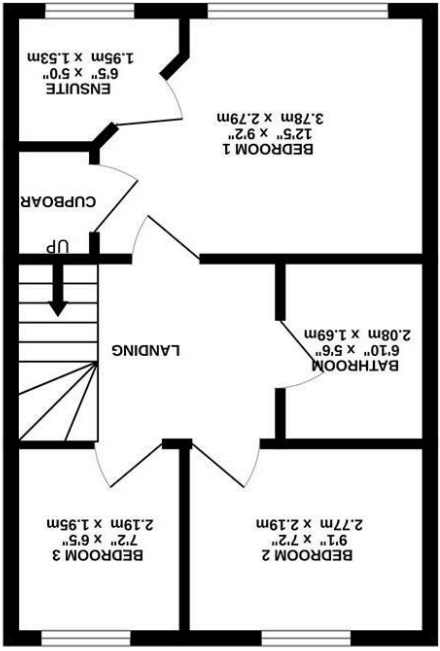
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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.

www.chrisgeorgeestategent.co.uk

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TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.



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



2 Otter Street, Rothwell, NN14 6FX  
£250,000

3 2 1 B

Offered to the market in the popular market town of Rothwell is this three bed semi-detached family home. Built by Persimmon Homes, the accommodation comprises a living room, kitchen/ breakfast room, three good sized bedrooms and family bathroom. Externally to the property you will find a beautifully presented rear garden which benefits from a paved patio and an artificial lawn. The property is located a stone throw away from a wealth of amenities such as, schools, green spaces and shops.

Entrance to the property is gained via the entrance hall which gives access to all accommodation. The living room boasts lots of natural lighting and is generous in size, also giving access to the kitchen/breakfast room. The kitchen/breakfast room has a range of eye and base level units, an integral hob/cooker and space for a washing machine, dishwasher, fridge/freezer and breakfast table and chairs. The kitchen also gives access to the rear garden via French doors. To conclude the ground floor accommodation you will find a large under-stairs storage cupboard and a guest w/c. To the first floor you will find the family bathroom and three good-sized bedrooms, one of which benefits from an ensuite shower room.

COUNCIL TAX BAND - B  
EPC - B



**Living Room**

14'6" x 12'4" (4.43 x 3.78)

**Kitchen/Breakfast Room**

15'5" x 8'7" (4.72 x 2.64)

**Bedroom 1**

12'4" x 9'1" (3.78 x 2.79)

**Ensuite**

6'4" x 5'0" (1.95 x 1.53)

**Bedroom 2**

9'1" x 7'2" (2.77 x 2.19)

**Bedroom 3**

7'2" x 6'4" (2.19 x 1.95)

