

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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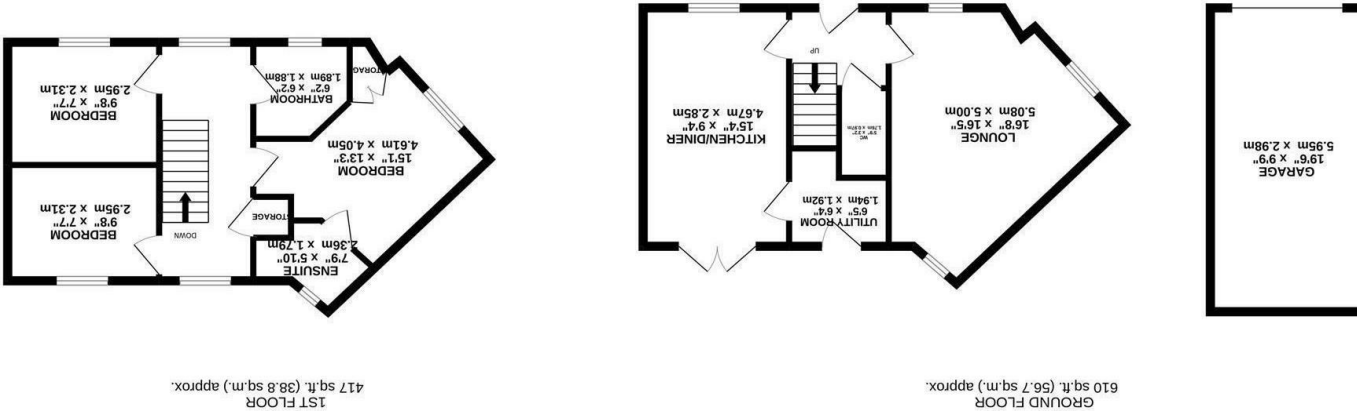
Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

Rothwell  
30 HIGH STREET  
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TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



12 Thompson Way, Rothwell, NN14 6FL  
Guide price £260,000





Offered to the market is this well presented three bedroom semi detached property that is situated on Thompson Way within the desirable village of Rothwell. Rothwell offers a range of amenities, including local shops, supermarkets, cafes, restaurants, public houses, and many more. The property is also close to both Kettering and Corby town centres that offer direct train routes to London, ideal for commuting. This great sized family home comprises a living room, an open plan kitchen/dining room, a utility room, a ground floor WC, three good sized bedrooms, an ensuite shower room, and a family bathroom. Externally, the property boasts a low-maintenance, fully enclosed rear garden with artificial grass, off road parking, and a garage.

Upon entry, you are welcomed into the entrance hall, where all ground floor accommodation can be accessed, as well as the staircase rising to the first floor. The living room provides lots of natural light from dual-aspect windows and ample space for furniture. Located to the right of the ground floor is the open plan kitchen/dining room that comprises eye and base level units, an integral oven, hob, fridge/freezer and dishwasher. Further appliances can be housed in the adjoining utility room. There is also space for a dining table and chairs and direct access into the rear garden via French doors. Rising to the first floor landing, you will find all three bedrooms and the family bathroom. All bedrooms are double in size, with the master boasting a three piece ensuite shower room that includes a shower cubicle, low level WC, and pedestal wash hand basin. The family bathroom also comprises a three piece suite including a bath tub with over head shower, a low level WC and pedestal wash hand basin.

COUNCIL TAX BAND - C  
EPC RATING - B



**Kitchen/Diner**  
15'3" x 9'4" (4.67m x 2.85m)

**Utility Room**  
6'4" x 6'3" (1.94m x 1.92m)

**Lounge**  
16'7" x 16'4" (5.08m x 5.00m)

**WC**  
5'9" x 3'2" (1.76m x 0.97m)

**Bedroom 1**  
15'1" x 13'3" (4.61m x 4.05m)

**Ensuite**  
7'8" x 5'10" (2.36m x 1.79m)

**Bedroom 2**  
9'8" x 7'6" (2.95m x 2.31m)

**Bedroom 3**  
9'8" x 7'6" (2.95m x 2.31m)

**Bathroom**  
6'2" x 6'2" (1.89m x 1.88m)

**Garage**  
19'6" x 9'9" (5.95m x 2.98m)