

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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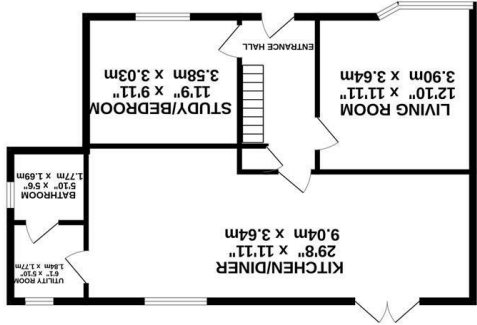
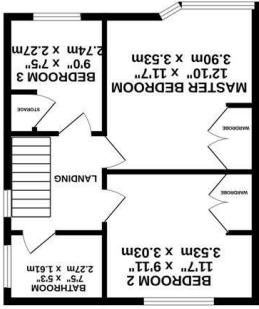
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22 HIGH STREET
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NORTHAMPTONSHIRE
NN14 4JH

Rothwell
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ROTHWELL
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KETTERING
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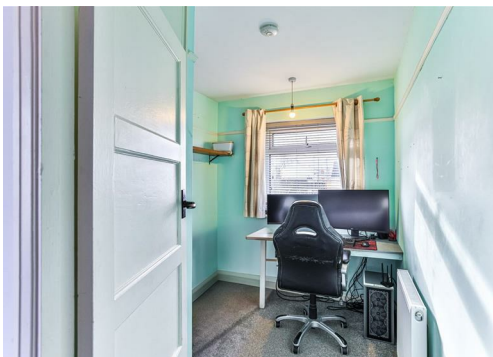
7 Cecil Street, Rothwell, NN14 6EZ
£310,000



This beautiful, extended, semi-detached property is located on Cecil Street within the desirable market town of Rothwell. Rothwell boasts an abundance of amenities, including local shops, cafes, pubs, schools, and nearby countryside walks. The accommodation offers a living room, a newly renovated kitchen/diner, a versatile study, a utility room, three bedrooms, and two bathrooms. Externally, you will find a fully enclosed private rear garden that is predominantly laid to lawn with an addition of a patio area and off-road parking, which is accessed via double gates at the rear. You will also find a fully functional workshop that benefits from power, light, and heating.

Upon entry, you are welcomed into the hallway, where you are able to access ground floor accommodation and the rising staircase to the first floor. The living room benefits from a feature fireplace and a large window looking out onto the front aspect, providing plenty of natural light. The recently extended kitchen/diner stretches the width of the property and is fitted with a range of modern eye and base level units, an integrated double oven, hob, extractor, dishwasher, and breakfast bar seating. There is also space for a dining table and chairs and French doors, which provide views and access into the rear garden. An integrated washing machine and tumble dryer are housed in the adjoining utility room, which also gives access to the downstairs shower room. Completing the downstairs accommodation is the versatile study, which could be used as a snug, a playroom, or a fourth bedroom. On the first floor landing, you will find the three-piece family bathroom and the three bedrooms, two of which are double in size, and all benefiting from built-in storage.

COUNCIL TAX BAND - B
EPC RATING - TBC



Living Room

11'11" x 12'9" (3.64m x 3.90m)

Kitchen/Dining Room

29'7" x 11'11" (9.04m x 3.64m)

Study/Bedroom

11'8" x 9'11" (3.58m x 3.03m)

Utility Room

5'9" x 6'0" (1.77m x 1.84m)

Bathroom

5'9" x 5'6" (1.77m x 1.69m)

Master Bedroom

11'6" x 12'9" (3.53m x 3.90m)

Bedroom 2

11'6" x 9'11" (3.53m x 3.03m)

Bedroom 3

7'5" x 8'11" (2.27m x 2.74m)

Bathroom

7'5" x 5'3" (2.27m x 1.61m)

Outbuilding

16'3" x 7'7" (4.96m x 2.32m)