

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and 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.

Tel: 01536 524475  
www.chrisgeorgeestateagent.co.uk

Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

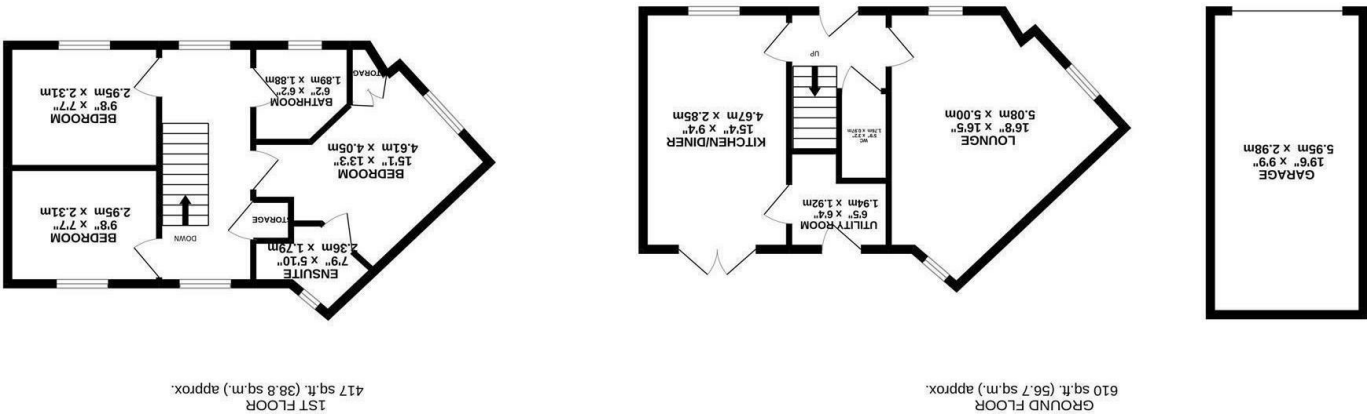
Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

Rothwell  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ

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TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.



36 Thompson Way, Rothwell, NN14 6FL  
Offers over £260,000



3 2 1 B

Offered to the market is this well presented three bedroom semi-detached property, located on Thompson Way in the popular town of Rothwell. Rothwell offers a wide range of amenities including local shops, restaurants, schools, doctors and countryside walks on the doorstep whilst being close to good road links. The accommodation itself comprises a kitchen/diner with adjoining utility room, a living room, a downstairs w/c, three double bedrooms, a family bathroom and an ensuite. Externally, the low maintenance rear garden is enclosed by timber fencing and fully paved with a gravel feature to the centre, perfect for outdoor furniture and dining. To the side of the property, you will find a garage and a driveway for at least two more cars.

Upon entry to the property, you are welcomed into the hallway which gives access to all ground floor accommodation and the rising staircase to the first floor. To the left of the property is the spacious living room which benefits from an electric fireplace as a focal point and boasts plenty of natural light from dual aspect windows. Fitted with eye and base level units, the kitchen/diner comprises an integrated NEFF slide and hide cooker, hob, extractor and dishwasher plus space for an American fridge/freezer and a dining table and chairs. This room is the perfect entertaining space with its French doors opening out to the rear garden. Further appliances can be housed in the adjoining utility room, such as a washing machine and tumble dryer. Completing the downstairs accommodation is the guest w/c which comprises a low level toilet and hand wash basin boasting ceramic tiled flooring. On the first floor, you will find all three double bedrooms, with an ensuite to master, and the family bathroom. The ensuite benefits from a shower cubicle and the family bathroom from a bath tub with overhead shower and screen.

COUNCIL TAX BAND - C  
EPC - B



**Lounge**  
16'7" x 16'4" (5.08m x 5m)

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

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

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

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

**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)

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