

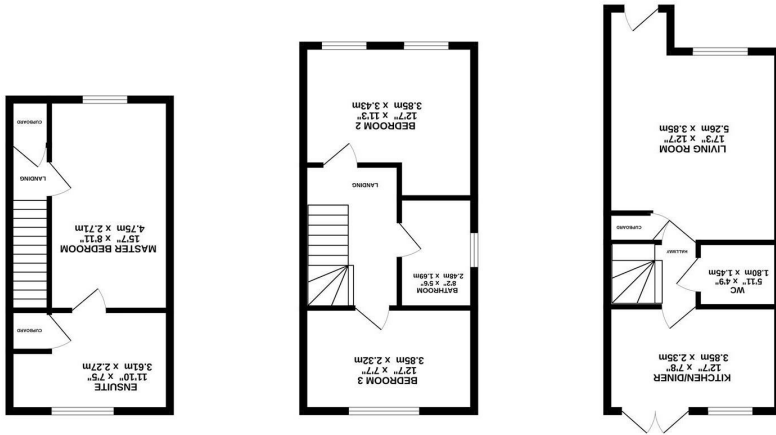
Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

**Rothwell**  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

**Kettering**  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ

While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of TOTAL FLOOR AREA: .963 sq ft. (.95 sq ft. approx.



**34 Stag Road, Rothwell, NN14 6GD**  
**£275,000**

CHRIS GEORGE  
THE ESTATE AGENT

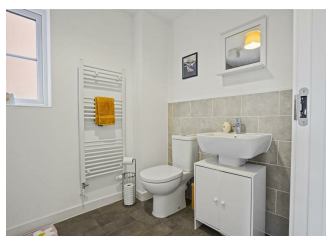


3 2 1 B

This well presented three bedroom town house occupies a prime position within the desirable town of Rothwell amongst a wealth of amenities. Rothwell offers a range of boutique shops, restaurants, schools, doctors surgery and countryside walks on the doorstep whilst being close to popular driving routes including the A14. Spanning across three floors, the property itself comprises a living room, kitchen/diner, ground floor W/C, three double bedrooms, an ensuite shower room and a three piece family bathroom. Externally, you will find the rear garden which is fully enclosed by timber fencing and mostly laid to lawn with a patio area, perfect for outdoor furniture and dining. To the front of the property is off road parking for two cars.

Upon entry you are welcomed into the entrance porch where coats and shoes can be stored and access can be gained to the living room which benefits from an electric fireplace and understairs storage. The kitchen/diner stretches the full width of the property and is fitted with a range of eye and base level units, an integrated cooker, hob, extractor, fridge/freezer and space for a washing machine. There is also space for a dining room table/chairs and plenty of natural light through the French doors providing views and access to the garden. Completing the downstairs accommodation is the W/C and understairs cupboard. Rising to the first floor, you will find two of the three bedrooms, both double in size and the family bathroom comprising a bath tub with overhead shower, low level toilet and hand wash basin. The master bedroom is located on the third storey which is also double in size and benefits from a built in storage cupboard and an ensuite comprising a shower cubicle, hand wash basin and low level toilet plus a second large storage cupboard.

COUNCIL TAX BAND - TBC  
EPC - B



**Living Room - GF**  
12'7" x 17'3" (3.85m x 5.26m )

**Kitchen/Diner - GF**  
12'7" x 7'8" (3.85m x 2.35m)

**W/C - GF**  
5'10" x 4'9" (1.80m x 1.45m)

**Bedroom 2 - FF**  
12'7" x 11'3" (3.85m x 3.43m)

**Bedroom 3 - FF**  
12'7" x 7'7" (3.85m x 2.32m )

**Bathroom - FF**  
5'6" x 8'1" (1.69m x 2.48m )

**Master Bedroom - SF**  
8'10" x 15'7" (2.71m x 4.75m )

**Ensuite - SF**  
11'10" x 7'5" (3.61m x 2.27m)