

74 Columbus Crescent, Rothwell, NN14 6TA £340.000



00091NN **NORTHAMPTONSHIRE** Kellebing **12B HORSEMARKET** Kettering

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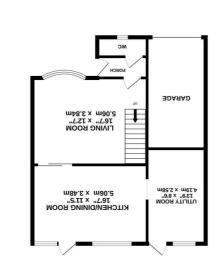
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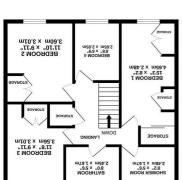
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approache purposes only and should be used as such by any operative purposes only and should be used as such by any opera prospective purchaser. The services, systems and appliances formalisation, or mis-statement. This plan is for illustrative purposes only and should be used as such by any operative purposes only and should be used as such by any operative purposes only and splan resolutes of any other floor operative purposes only and splances for any other items and any and the intervent. This plan is for illustrative purposes only and should be used as such by any operative purposes only and splances can be given. Floor and a purpose only and appliances for any other items of the intervent operative purposes only and splances operative processing and the intervent operative purposes only and splances operative processing and appliances for any off as a such by any of the intervent operative purposes only and splances operative processing and appliances operative the as a such by any other processing and the intervent operative purposes only and splances operative purposes only and splances operative purposes only and splances operative processing and applied operative processing and applied operative purposes operative purposes operative purposes operative processing and applied operative purposes operative processing and applied operative purposes operative processing and applied operative

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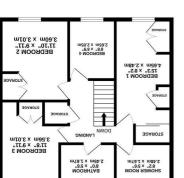




GROUND FLOOR 11. (64.8 sq.m.) approx.



15T FLOOR 181 sq.ft. (54.0 sq.m.) approx.







Occupying a substantial plot within a residential estate is this well presented four bedroom detached property that is situated within the desirable market town of Rothwell amongst a wealth of amenities. The property itself offers a large reception room, kitchen/dining room with adjoining utility, ground floor WC, four good size bedrooms, a shower room and a three piece bathroom. Externally, you will find a fully enclosed rear garden, off road parking to the front of the property and a single garage with power.

property and a single garage with power. Upon entry you are welcomed into the porch where doors allow access to the ground floor WC and reception room. The spacious reception room provides ample space for furniture along with a large window looking out onto the driveway in front. There is also a feature fireplace as the focal point and a staircase rising to the first floor. Sliding doors lead you through to the kitchen/dining room that is fitted with a range of eye and base level units along with an integral oven, hob and extractor. Further storage is available within the adjoining utility room. Completing the ground floor accommodation is the fully enclosed rear garden that benefits from paved patio and stone areas, ideal for outdoor furniture. Ascending to the first floor landing you are able to access all four bedrooms, the shower room and the family bathroom. The master bedroom is double in size and boasts built in storage. The shower room is located opposite the master bedroom and is fitted with a three piece suite. The bathroom is also fitted with a three piece suite including a bath tub, low level WC and wash hand basin.

Council Tax Band: D EPC Rating: D





Living Room 16'7'' x 12'7'' (5.06 x 3.84)

Kitchen/Dining Room 16'7'' x 11'5'' (5.06 x 3.48)

Utility Room 13'8" × 8'5" (4.19 × 2.58)

Bedroom One 15'3" x 8'1" (4.65 x 2.48)

Bedroom Two 11'9" x 9'10" (3.60 x 3.01)

Bedroom Three 11'8" x 9'10" (3.56 x 3.01)

Bedroom Four 8'8'' x 6'8'' (2.65 x 2.05)

Bathroom 8'0'' × 5'5'' (2.45 × 1.67)

Shower Room 8'1" x 5'5" (2.48 x 1.67)