

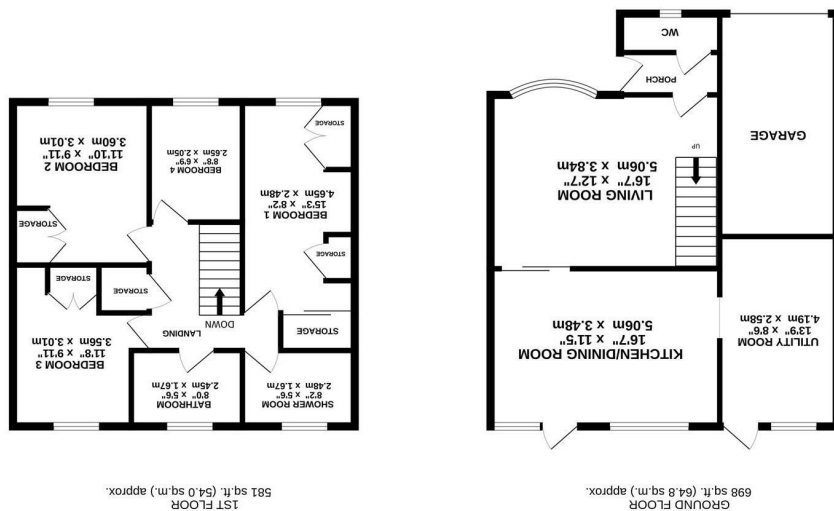
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Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

Rothwell  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ



74 Columbus Crescent, Rothwell, NN14 6TA  
£340,000



4 2 1 D

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.

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" x 8'5" (4.19 x 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" x 5'5" (2.45 x 1.67)

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