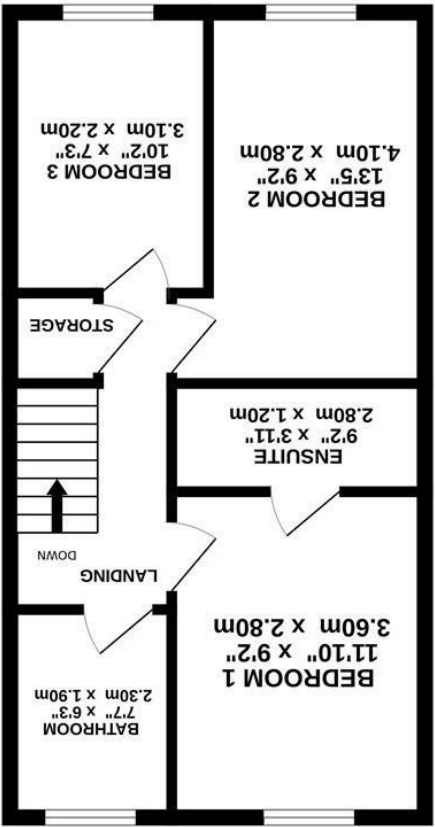
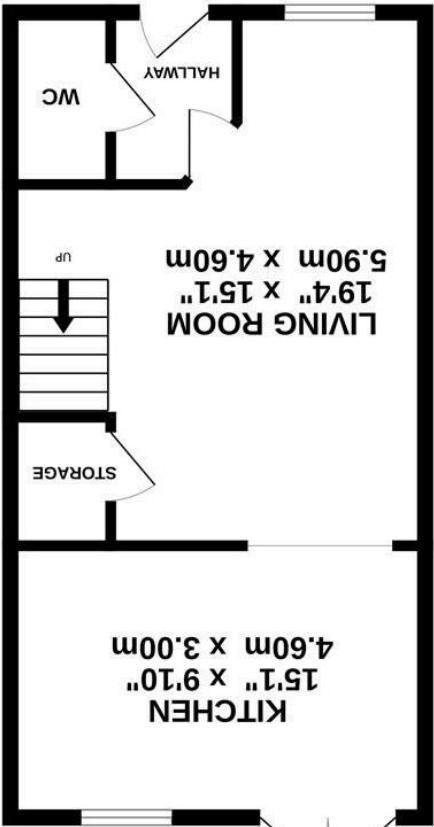


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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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1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

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£290,000

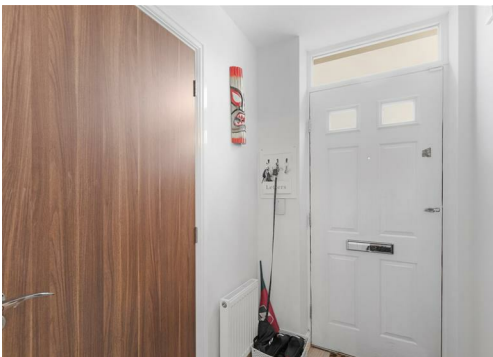


A beautifully presented three-bedroom detached property, located within a sought-after residential estate in Rothwell. This family home offers a living room, kitchen, guest WC, three generously proportioned bedrooms, an en-suite shower room, and a three-piece family bathroom. Externally, there is off-road parking and a landscaped rear garden featuring a lawn and paved patio area, all fully enclosed by timber fencing.

Upon entry, you are welcomed into the hallway, which provides access to the living room and guest WC. The living room is generous in size and includes the staircase rising to the first-floor landing. A large window allows for an abundance of natural light, and an under-stairs storage cupboard adds practical convenience. Positioned at the rear of the ground floor is the kitchen, fitted with a modern suite comprising a range of cabinetry and integrated appliances including an oven, hob and extractor. Patio doors open directly from the kitchen into the rear garden—ideal for summer entertaining. Ascending to the first floor, you will find three well-sized bedrooms and the family bathroom. Both the master and second bedrooms are doubles, with the master benefiting from an adjoining three-piece en-suite shower room. The family bathroom is also fitted with a three-piece suite, including a bathtub, low-level WC, and wash hand basin.

Rothwell is a peaceful market town offering a vibrant high street with a wide range of shops, cafes, restaurants, healthcare services, and more. Kettering town centre is just a ten-minute drive away, providing further amenities and a train station with regular direct services to London—ideal for commuters.

Council Tax Band: C
Agents Note: There are approximately 2 years remaining on the NHBC and a charge of approximately £137.93 payable annually for the maintenance of the estate and nearby green areas.



Living Room

19'4" x 15'1" (5.90 x 4.60)

Kitchen

15'1" x 9'10" (4.60 x 3.00)

Bedroom One

11'9" x 9'2" (3.60 x 2.80)

Ensuite

9'2" x 3'11" (2.80 x 1.20)

Bedroom Two

13'5" x 9'2" (4.10 x 2.80)

Bedroom Three

10'2" x 7'2" (3.10 x 2.20)

Bathroom

7'6" x 6'2" (2.30 x 1.90)

