



4 Vickers Close
Rothwell, NN14 6LB



Simpson & Partners



Nestled in the highly sought after town of Rothwell, this remarkable four bedroom detached property offers an ideal blend of luxury, comfort, and modern living. From the moment you arrive, the convenience of off road parking at the front sets the tone for the ease and functionality that defines this home.

Step inside to discover an array of high end features starting with UPVC double glazing, gas radiator heating, ensuring a cozy and energy efficient environment all year round. The centerpiece of this home is undoubtedly the luxury fitted kitchen/breakfast room, meticulously designed with built-in and integrated appliances. This space not only caters to culinary enthusiasts but also serves as a welcoming hub for family gatherings and casual dining.

The bay-fronted living room exudes warmth and charm, that invites relaxation and intimate family moments. Adjacent to this is a separate dining room, perfect for hosting dinner parties and special occasions. For those needing a quiet space to work or study, the home includes a dedicated study, providing an ideal retreat for productivity and focus.

A thoughtful addition to the ground floor is a spacious bedroom complete with an en-suite shower, offering versatility and convenience for multi-generational families or guests seeking privacy and comfort.

Ascending to the first floor, you'll find three bedrooms, each designed with comfort in mind. The luxury fitted bathroom on this level further enhances the home's appeal.

The exterior of the property is equally impressive, featuring a superbly landscaped rear garden that serves as an extension of the living space. This outdoor oasis includes a stylish bar area and a wall-mounted TV, creating an exceptional setting for entertaining friends and family. Golf enthusiasts will delight in the small putting green, adding a playful touch to the garden's offerings.

An internal viewing is simply a must, to appreciate this superb home.

 4

 2

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Price £350,000



17' Living Room & Separate Dining Room

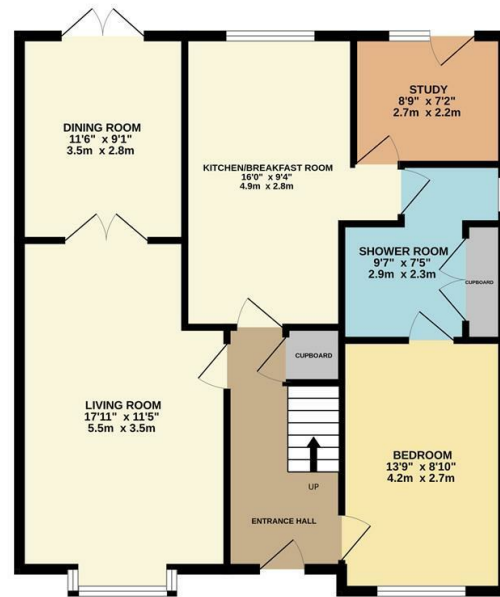




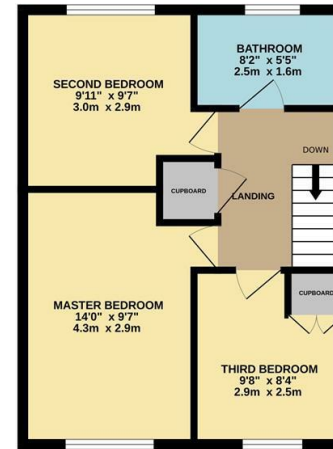
Enclosed Rear Garden.



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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