

ROTHWELL NORTH

Rothwell, Northamptonshire NN14 6GG

2 bedroom homes with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Persimmon Homes, presents a small collection of **two and three bedroom houses for shared ownership** at Woodland Valley, a development just to the north of the Northamptonshire market town of Rothwell.

The two bedroom houses feature a living/dining room, separate kitchen, a hall and a useful cloakroom with WC and handbasin on the ground floor; upstairs are two double bedrooms and a family bathroom.

The three bedroom houses provide a spacious living/dining room with separate kitchen, hall and cloakroom on the ground floor. Upstairs are two double bedrooms, a single bedroom and a family bathroom. All are being marketed with allocated off-road parking for two vehicles and a ready turfed rear garden.

Rothwell is an attractive market town close to the larger towns of Kettering, Market Harborough and Corby. The town centre, approximately a mile-and-a-half from the development, offers a range of shops, pubs and restaurants, many of them located along Bridge Street or Market Hill.

At Rothwell's heart is the pretty 14th Century St James' Church, close to Manor Park and Rothwell Recreation ground.

Local supermarkets include a Central Co-op, a Tesco Express and a large Morrisons on the High Street. The town has its own community library and hosts a popular Farmer's Market every third Saturday of the month in the Market Square.

The development is situated within the catchment of a number of schools. These include the Rothwell Victoria Infant School, The Rothwell Victoria Junior School and the Montsaye Academy, all rated 'Good' by Ofsted.

Woodland Valley is surrounded by countryside and is close to a number of popular wide open spaces. Pitsford Water is a reservoir and nature reserve approximately 10 miles away to the south, and is a great place for walking, cycling, fishing and sailing. Wicksteed Park in nearby Kettering is a Grade II-listed amusement park founded in 1921 and is home to a variety of heritage rides.

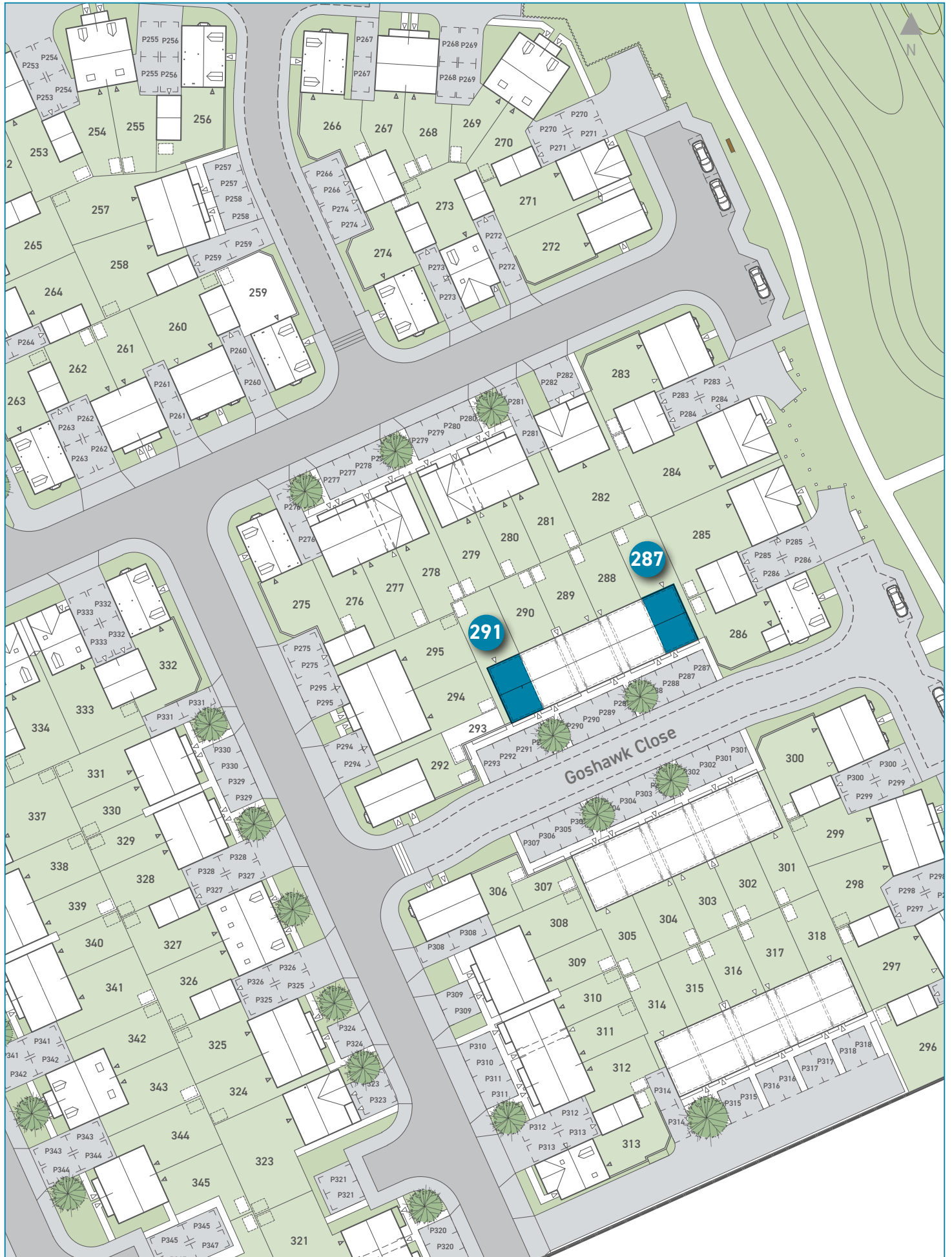
Woodland Valley benefits from excellent transport links being located just off the main A6 trunk route. This in turn links to the A14 cross-country route at Orton Roundabout, just over half a mile from the development. The nearby towns of Kettering, Corby and Market Harborough are all easily accessible; Kettering is approximately four miles away, Corby seven and Market Harborough eight.

The nearest train station is Kettering, on the Midland main line, from where regular services into London St Pancras operate with a journey time of just over an hour. For travel further afield, Birmingham and East Midlands airports are approximately 43 and 41 miles away respectively.

- Rothwell Victoria Infants' School 1.4 miles
- Rothwell Victoria Junior school 1.4 miles
- Montsaye Academy 1.4 miles
- Rothwell Market Square 1.5 miles
- Kettering train station 5.6 miles
- Wicksteed Park, Kettering 8.0 miles
- East Midlands Airport 41.5 miles
- Birmingham International Airport 43.9 miles



SITE PLAN



PLOT 287

13 Goshawk Close, Rothwell NN14 6GJ



2 bedroom end-of-terrace house

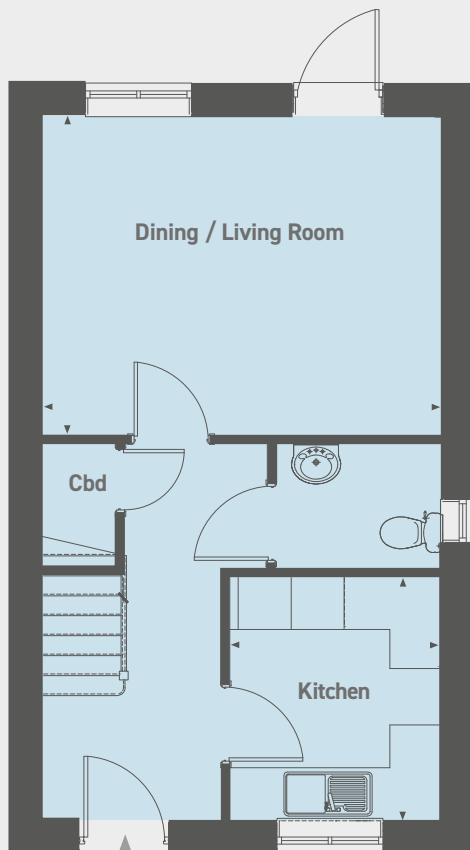
Parking space for 2 cars
Turfed rear garden
Downstairs WC

£92,000 for a 40% share

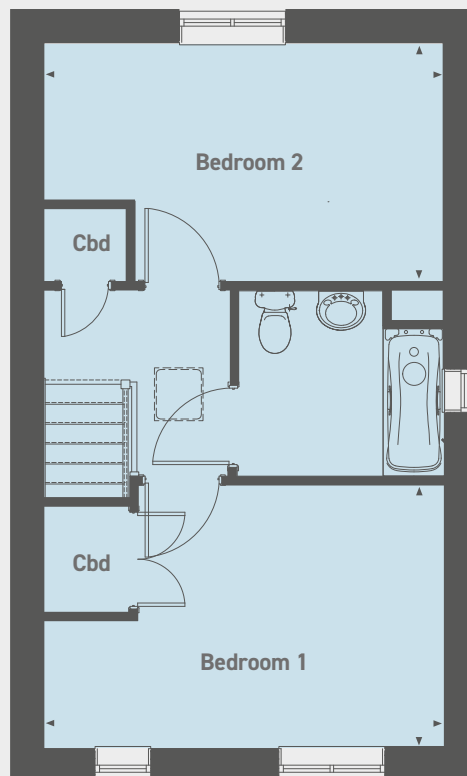
Open Market Value: **£230,000**

Monthly Rent: **£316.25**

Service Charge: **£27.27**



Ground floor



First floor

Ground floor

Kitchen

2.79m x 2.44m (9'1" x 8'0")

Dining / Living Room

4.60m x 3.67m (15'0" x 12'0")

First floor

Bedroom 1

4.60m x 3.03m (15'0" x 9'9")

Bedroom 2

4.60m x 2.74m (15'0" x 8'9")

PLOT 291

5 Goshawk Close, Rothwell NN14 6GJ



2 bedroom end-of-terrace house

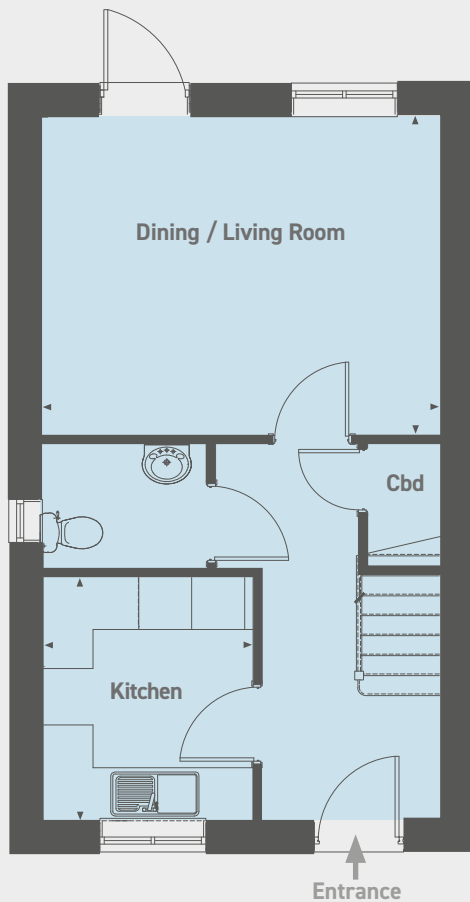
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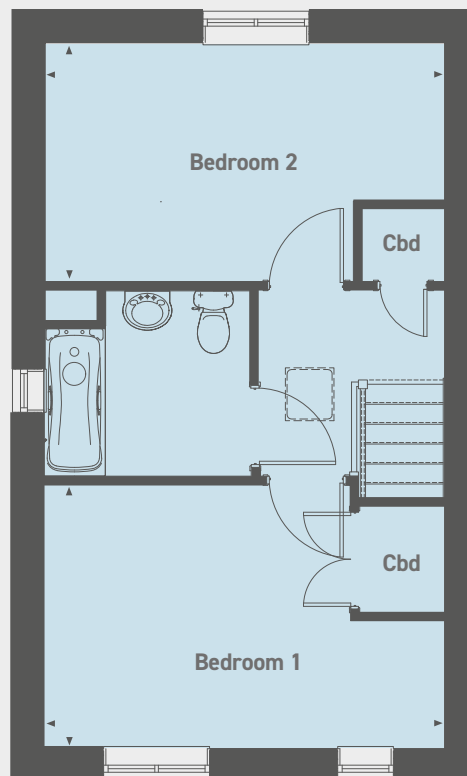
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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

[FIND OUT ABOUT SHARED OWNERSHIP](#)

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