

21 Horse Fair Lane  
Rothwell  
Northants  
NN14 6GX

£240,000

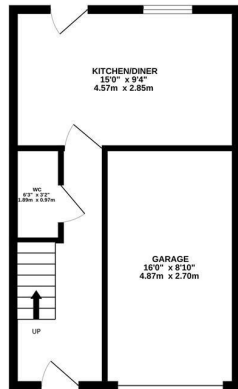


OSCAR JAMES

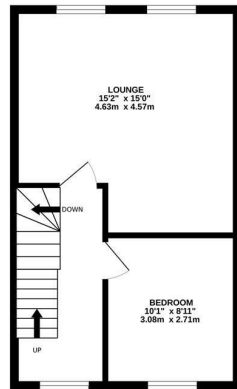
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# FLOOR PLANS

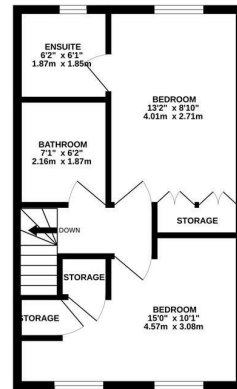
GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.9 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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## AT A GLANCE...



Lounge / dining room



Kitchen / breakfast room



Three bedrooms



Bathroom and ensuite shower room



Private rear garden



Double parking plus garage



## WHAT'S GREAT?

Situated in the popular market town of Rothwell is this impressive three-bedroom, three-storey town house. Rothwell is a popular location with a selection of amenities and good road and rail routes.

The property is offered in great condition throughout. The spacious property offers a kitchen / breakfast room and a W/c to the ground floor. The refitted kitchen offers a good amount of storage and space for a breakfast table. There is also access to the rear garden. To the first floor there is a good size lounge / dining room plus bedroom three. The second floor hosts a further two bedrooms with an ensuite shower room to the master room plus a three-piece family bathroom. All rooms are offered in great decorative order.

Outside to the front is a block paved driveway offering parking for 2 cars plus

a single integral garage. The low maintenance rear garden is split between a lawn area to the rear plus a great sized slab patio seating area.

This is a great property in a great location and offer's spacious living throughout.

Call the sole selling agents Oscar James to book your viewing

...expect excellence



# SELLER'S SECRET

We have loved living in the property and enjoying all of the amenities Rothwell has to offer. We hope the new owners will enjoy the property as much as we have.



*Why we like it....*

This is a great property situated in this popular location. It's ideally situated within walking distance to the town centre. This would make an ideal first time purchase or investment property.

*To buy or not to buy....*

**OSCAR JAMES**

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