

3 Horse Fair Lane
Rothwell
NN14 6GX

£250,000 offers in excess of

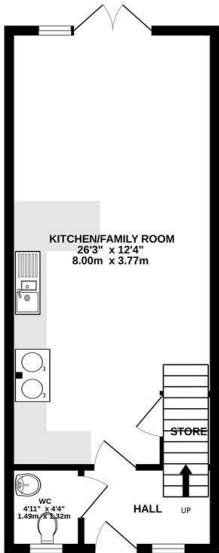


OSCAR JAMES

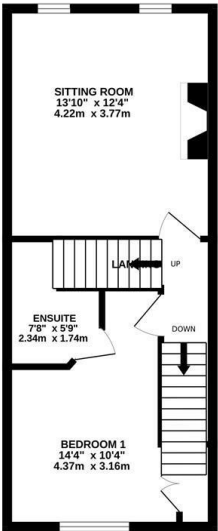
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FLOOR PLANS

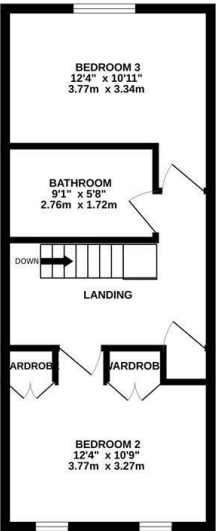
GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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...



Kitchen/diner/family room and separate lounge



Modern fitted kitchen with integrated appliances



Three double bedrooms



Family bathroom, ensuite to master and cloakroom



Secluded garden



Single garage and off road parking



WHAT'S GREAT?

Standing out from the crowd is this much larger than average three storey, three bedroom town house, situated perfectly for commuters needing the A14 being on the outskirts of a modern development within the desirable small market town of Rothwell.

The property has been extremely well maintained by the current owner of many years, it benefits from neutral decor throughout and is in excellent order for a new buyer to occupy.

In brief, the accommodation, set over three floors firstly consists of an entrance hall, cloakroom with fully serviced central heating boiler, a huge kitchen/diner/family room with storage cupboard and French doors to the rear. The kitchen area itself benefits from integrated appliances including fridge/freezer, dishwasher, washing machine and range oven with extractor over on the ground floor.

The first floor provides a generous lounge room which is bright and airy and the master bedroom can be found on this floor which again is bright and airy and benefits from a fitted

wardrobe and good size ensuite shower room.

To the second floor there are two amply proportioned double bedrooms and an immaculate family bathroom services these bedrooms.

Outside there is a low maintenance garden to the rear, mainly planted with shrubs and flowers with a patio to relax and entertain as well as gated access to the rear that leads to the single garage with off road parking in front.

Call sole selling agents Oscar James Kettering to make arrangements to view.

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SELLER'S SECRET

I've been very happy here over the many years of living here, I just find myself ready to move to be closer to family given I am spending more and more time with them in Kettering.



Why we like it....

This is an excellent example of a town house, the space is balanced and generous, we very much recommend an internal viewing to appreciate all it offers.

To buy or not to buy....

OSCAR JAMES

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