

19 Balfour Drive  
Rothwell  
Kettering  
NN14 6DP

£275,000



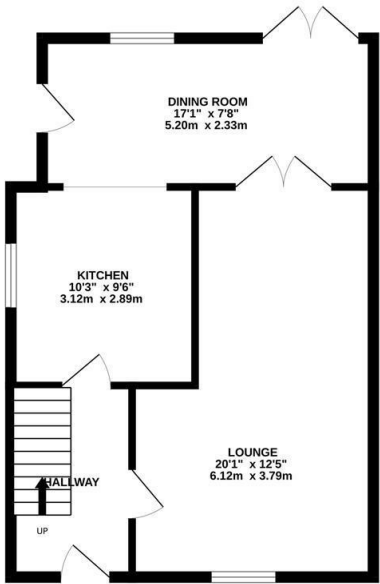
OSCAR JAMES

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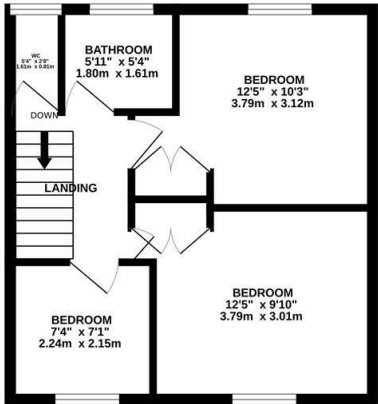


# FLOOR PLANS

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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 W/c



Large corner plot



Driveway plus garage



## WHAT'S GREAT?

Situated in the sought-after market town of Rothwell is this well-presented and extended three-bedroom property. Rothwell offers great access for rail and road routes with a large selection of local amenities and a number of schools within walking distance.

Situated on a generous corner plot the property is offered in excellent condition throughout. The ground floor accommodation offers a great size lounge / dining room with access through to the extended breakfast area plus further access to the kitchen. The kitchen offers a great storage with a selection of built-in appliances. There are three well-proportioned bedrooms with a separate W/c and family bathroom. To the front of the property is a low maintenance frontage with a block paved driveway offering parking for 2 cars leading to a single garage. The larger than average rear garden is mainly laid

to lawn with mature trees and shrub borders plus a great size slab patio area.

The property is offered in great decorative order throughout and an internal viewing is highly recommended to fully appreciate what it has to offer.

Contact Oscar James to book your viewing.

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# SELLER'S SECRET

This has been a great property to live in and Rothwell has so many amenities within walking distance to include schooling which makes this a great family home.



## Why we like it....

Offered in great condition and situated on a larger than average plot, this property has a lot to offer and a viewing is highly recommended

# OSCAR JAMES

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To buy or not to buy....

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