



**49 Rothersthorpe Road**  
Far Cotton, Northampton

**oriordanbond**  
SALES & LETTINGS



# 49 Rothersthorpe Road

Far Cotton

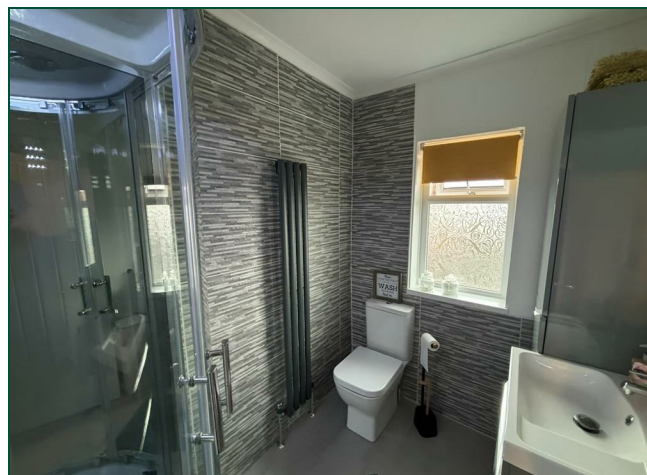
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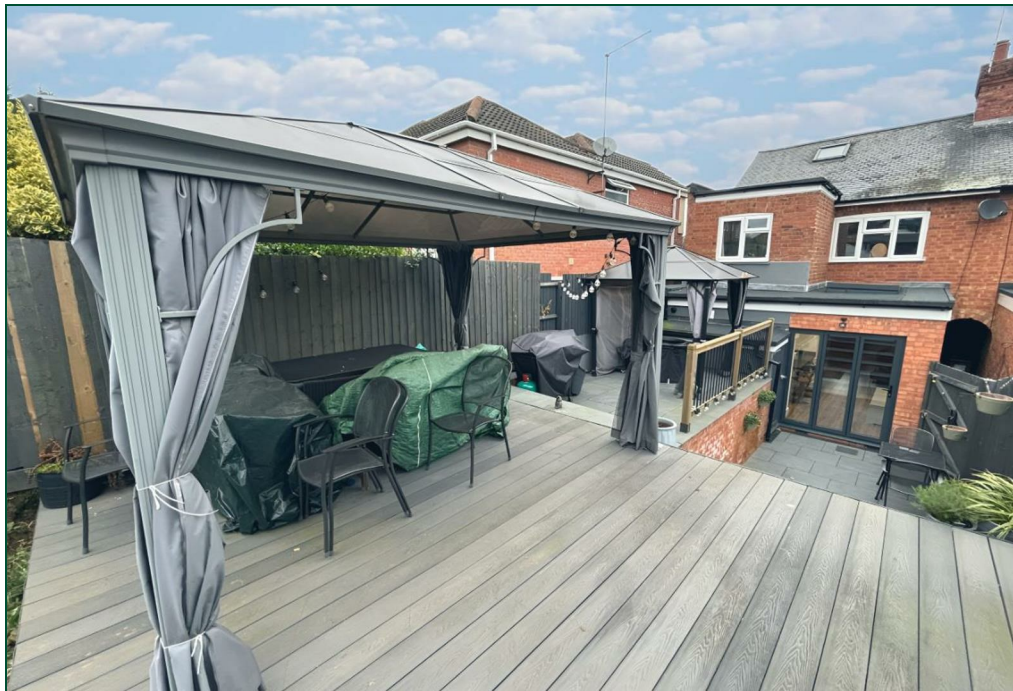
£300,000

An extended three bedroom family home situated in the popular area of Far Cotton, conveniently situated near local amenities including a supermarket, local shops, health centre and plenty of open green spaces including the stunning Delapre Abbey. The property also provides good access to the town centre, train station and road links.

Accommodation comprises entrance hall, open plan sitting/dining room open to a recently extended and re-fitted kitchen/breakfast room with roof lantern and bi-fold opening doors to the rear garden. The ground floor further benefits from a wood burner and cloakroom/WC. To the first floor are three double bedrooms, two with built-in wardrobes, and a recently re-fitted shower room with steam shower with multiple jets, mood lighting and Bluetooth connectivity. Outside to the front is a driveway for one vehicle and the rear garden has recently been modernised and includes a stunning patio area which leads to a lawn with log cabin. Beyond the cabin is a further large garden area ideal as an allotment. Further benefits include uPVC double glazing and gas radiator heating. (A/998/L)

- Extended three bedroom end terrace property
- Large extension with re-fitted kitchen/breakfast room
- Recently re-fitted shower room
- Gas radiator heating
- Large rear garden with cabin
- Off road parking







TOTAL FLOOR AREA: 998 sq.ft. (92.7 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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**Additional information**

- Council Tax Band: B
- Energy Efficiency Rating: D

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Far Cotton Sales**

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