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Underwood Road, Rothwell

£250,000 Freehold

BELVOIR!



This beautiful semi detached house boasts two oversized double bedrooms and has been styled in a country cottage theme. There are also two reception rooms and an upgraded bathroom. The rear garden boasts raised bed vegetable patches, a shed with power and water and a perfectly manicured lawn.

There is a country style kitchen with a Belfast sink which opens into the dining area with a wood burner giving it a cosy feel, there is also a handy larder cupboard and space for a large table and chairs. The living room is positioned to the front of the house with a bay window which fills this space with natural light. This room also benefits from a fireplace to cosy up to on the cold winter nights. There is wood flooring throughout.

To the first floor there are two oversized double bedrooms and a magnificent bathroom which has been upgraded to include a freestanding bath tub and a separate walk in shower.

To the rear of the house is a covered pergola creating a tranquil seating area with stone paving created to look and feel like wood. This is perfect for entertaining or simply enjoying the view of the garden in any weather.

The garden also features a large green manicured lawn and towards the back of the garden, there is a dedicated area for growing vegetables with raised bed planting boxes. The shed to the top end of the garden also benefits from running water, light and power.

This property has also recently just been painted outside giving the house a brand new fresh and clean makeover.

Viewing is essential to fully appreciate the characteristics and features of this home.

EPC Rating D. Council Tax B.

Entrance Hall

Entered via the side of the property with a UPVC double glazed door, stairs rising to the first floor, a door to the right leading into the living room and a door to the left into the kitchen/diner.

Living Room

3.80m x 3.75m (12'6" x 12'4")

UPVC double glazed bay window to front, radiator, feature fireplace with surround.





Kitchen/Diner

3.80m x 5.90m (12'6" x 19'5")

UPVC double glazed window side elevation, radiator, under stairs larder cupboard, wood burner, space for table & chairs. Wood flooring throughout, a Belfast sink, work surfaces, splash back tiling, space for fridge and freezer, plumbing and space for washing machine, freestanding electric stainless steel and glass fronted oven with four ring gas hob, double glazed window to rear and obscured double glazed door to rear garden.

First Floor Landing

Landing with wood flooring, doors to bedrooms at either end and a door to the bathroom, loft hatch.

Bedroom One

3.80m x 3.69m (12'6" x 12'1")

Window to the front, built in cupboard, radiator, wood flooring.

Bedroom Two

3.80m x 3.16m (12'6" x 10'5")

Window to the rear, radiator, wood flooring.



Bathroom

2.90m x 2.71m (9'6" x 8'11")

Window to the side, freestanding bath, separate walk in shower with glass screen, WC, sink housed in a wooden unit, wall tiling, storage cupboard.

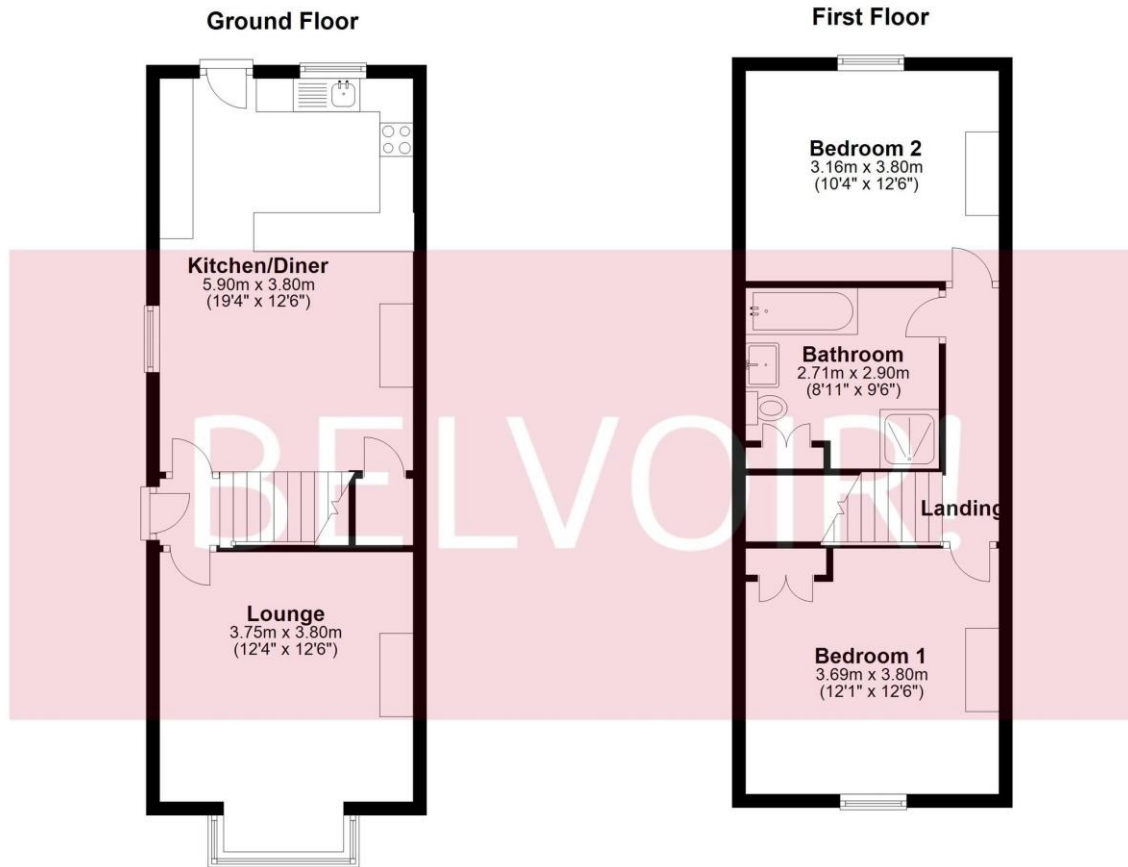
Outside

A small wall enclosed area to the front, a path leading down the side of the property to the front door and also to a gate into the rear garden.

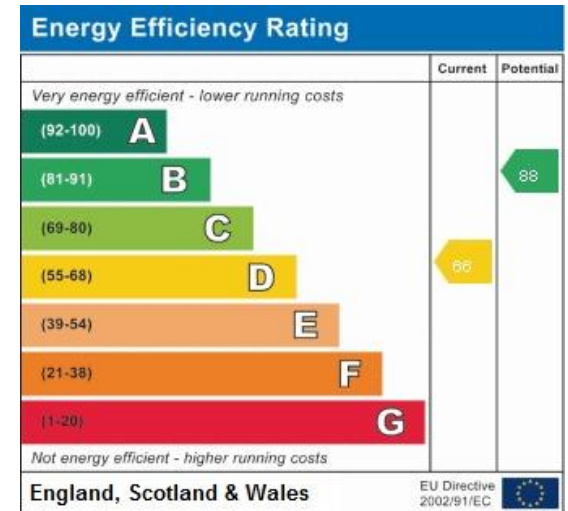
To the rear of the property is a covered pergola with wood effect stone paving and a raised border box. The property is fence enclosed and mainly laid to lawn. To the rear of the lawn is a vegetable allotment area with raised beds and a shed which has light, power and its own water supply.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.



Contact us today to arrange a viewing...

BELVOIR!

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