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Horse Fair Lane, Rothwell

Offers in excess of £250,000 Freehold

BELVOIR!

EPC Rating C. Council Tax C.



Belvoir are pleased to market this well presented family home. This modern townhouse is situated within the market town of Rothwell with a wealth of amenities and quick access links to the A14 and also the A6. The property is tucked away in a private street on Horse Fair Lane in Rothwell which is located on the south side of the village.

The accommodation comprises of a spacious open plan kitchen/dining room with built in appliances, living room on the first floor, downstairs WC, three double bedrooms with sky lights, a family bathroom with shower over the bath and an en-suite shower room to the master bedroom.

The property also boasts a fully enclosed rear garden that is full of greenery and shrubs with a gate to access the garage and parking space.

Entrance Hall

Double glazed window to front, vinyl to flooring, radiator, consumer unit, stairs rising to first floor.

Cloakroom

1.5m x 1.39m (4'11" x 4'7")

Double glazed window to front, low level WC, pedestal wash hand basin, boiler, ceiling light, tiled flooring, tiled splash backs.

Open Plan Kitchen Dining Room

6.29m x 4.53m (20'7" x 14'11")

Two full length double glazed windows to rear, double glazed French doors opening onto the garden. Kitchen comprising of wall & base units, composite roll top work surfaces over, electric double oven, four ring gas hob, cooker hood over, stainless steel bowl & half sink with drainer, integrated appliances including washing machine, dishwasher & fridge/freezer, tiled flooring to kitchen area, vinyl flooring to living area, two radiators, storage cupboard, airing cupboard, downlights to kitchen, ceiling lights to living room, TV point, Internet point.

First Floor Landing

Double glazed window to front, carpet to flooring, radiator, stairs rising to first floor, stairs descending to ground floor.

Living Room

5.54m x 4.01m (18'2" x 13'2")

Two double glazed windows to rear, carpet to flooring, two radiators, ceiling light, TV point, Internet point.





Bedroom Three

3.8m x 2.7m (12'6" x 8'11")

Double glazed window to front, carpet to flooring, radiator, ceiling light.

Second Floor Landing

Carpet to flooring, ceiling light, loft access.

Master Bedroom

4.7m x 2.75m (15'5" x 9'0")

Double glazed Fakro skylights to rear, carpet to flooring, radiator, TV point, built in wardrobes.

Ensuite

1.71m x 1.6m (5'7" x 5'2")

Double glazed Fakro skylight to rear, single shower enclosure, mains electric shower, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, ceiling light, extractor fan, downlights, tiled flooring, ceiling light.

Bedroom Two

4.55m x 3.14m (14'11" x 10'4")

Double glazed window to front, carpet to flooring, radiator, ceiling light.



Bathroom

2.06m x 1.71m (6'10" x 5'7")

Paneled bath with mixer taps, mains water telephone shower attachment, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, ceiling light, extractor fan, downlights, tiled flooring,

External

Front - Small stoned frontage, mix of mature shrubs, slabbed path to front door.

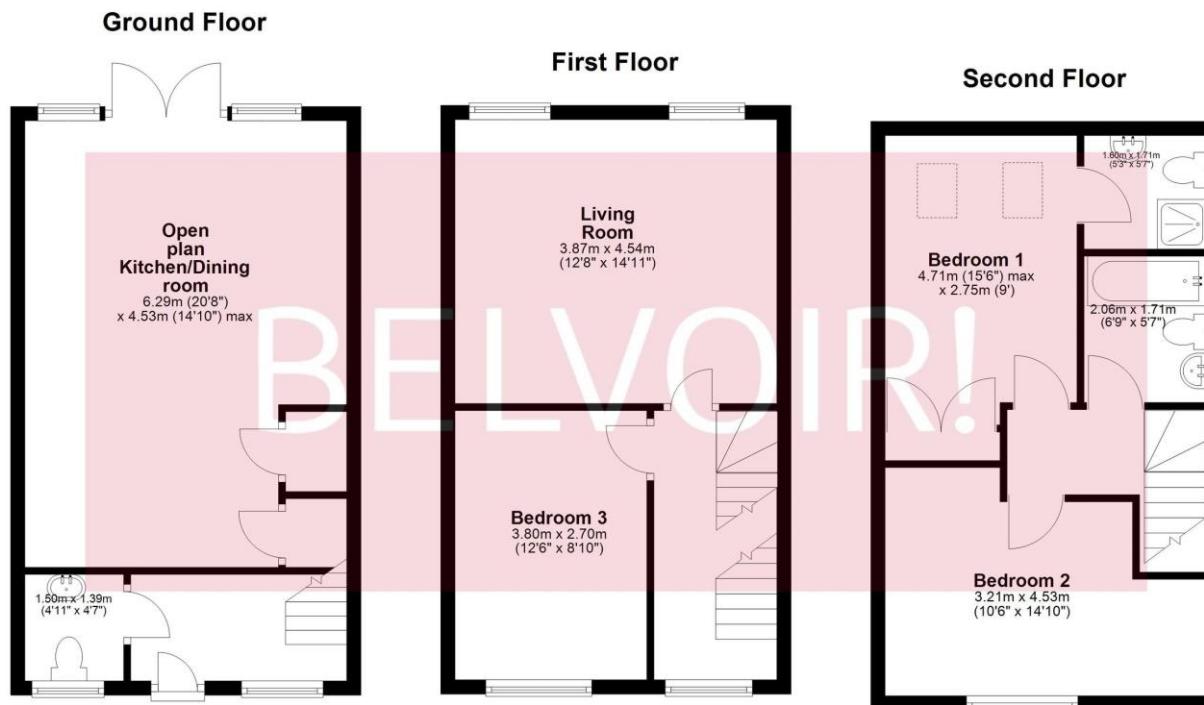
Rear - Cottage style rear garden, laid lawn, slabbed patio, fully enclosed, access to parking & garage.

Leasehold Garage

Lease 999 years from 1 May 2006. Single garage with up and over door. Under coach house to the rear of the property.

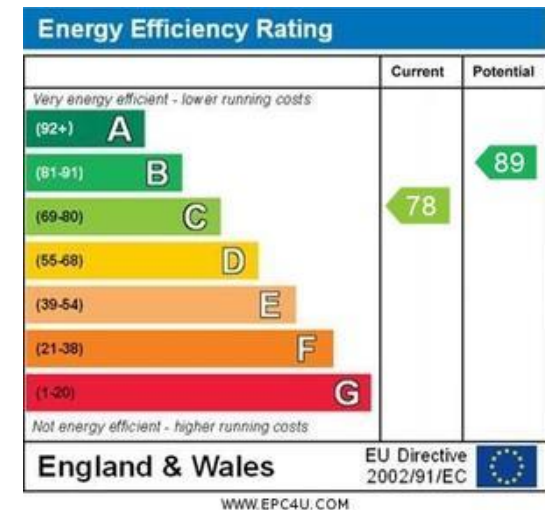
Agents Notes

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...

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