



Connells

Connolly Drive
Rothwell Kettering



Property Description

New to the market, we have this modern three-bedroom home with a single garage situated in the heart of Rothwell. This home offers three generous bedrooms, a family bathroom, an ample sized living area as well as an extra reception room space in the conservatory for a dining area. The open plan kitchen/diner is a great space for entertaining and also obtains planning regs to extend through.

Entrance Hall

Doors off to lounge and kitchen and staircase ascending to first floor landing.

Cloakroom

Ground floor low level toilet and wash hand basin with window to rear elevation.

Lounge

18' 3" x 11' 4" (5.56m x 3.45m)

The lounge offers a bay window to the front of the property as well as sliding patio doors to the rear conservatory. Feature electrically operated fireplace.

Kitchen

11' 10" x 9' 6" (3.61m x 2.90m)

The kitchen provides a range of base and eye level units with complimentary worktops and a range of fitted appliances comprising a gas hob with electric oven and grill, extractor fridge/freezer and a dishwasher. Window overlooking rear garden.

Utility/Dining Area

7' 10" x 6' 7" (2.39m x 2.01m)

Through the courtesy doorway we have a cosy seating area to the rear elevation with access to the enclosed garden. Can also be utilised as a utility area,

Conservatory

11' 4" x 6' 6" (3.45m x 1.98m)

Accessed via the lounge is the uPVC double glazed conservatory with French doors and views over the rear garden.

First Floor Landing

Access to all areas of the first floor accommodation which comprises three bedrooms, a family bathroom and a storage cupboard housing the boiler.

Bedroom One

12' x 9' 4" (3.66m x 2.84m)

Generous sized master bedroom with window to rear elevation.

Bedroom Two

12' x 7' 1" (3.66m x 2.16m)

Generous sized double bedroom with window to rear elevation.

Bedroom Three

9' 4" x 5' 10" (2.84m x 1.78m)

Generous sized single bedroom with window to front elevation.

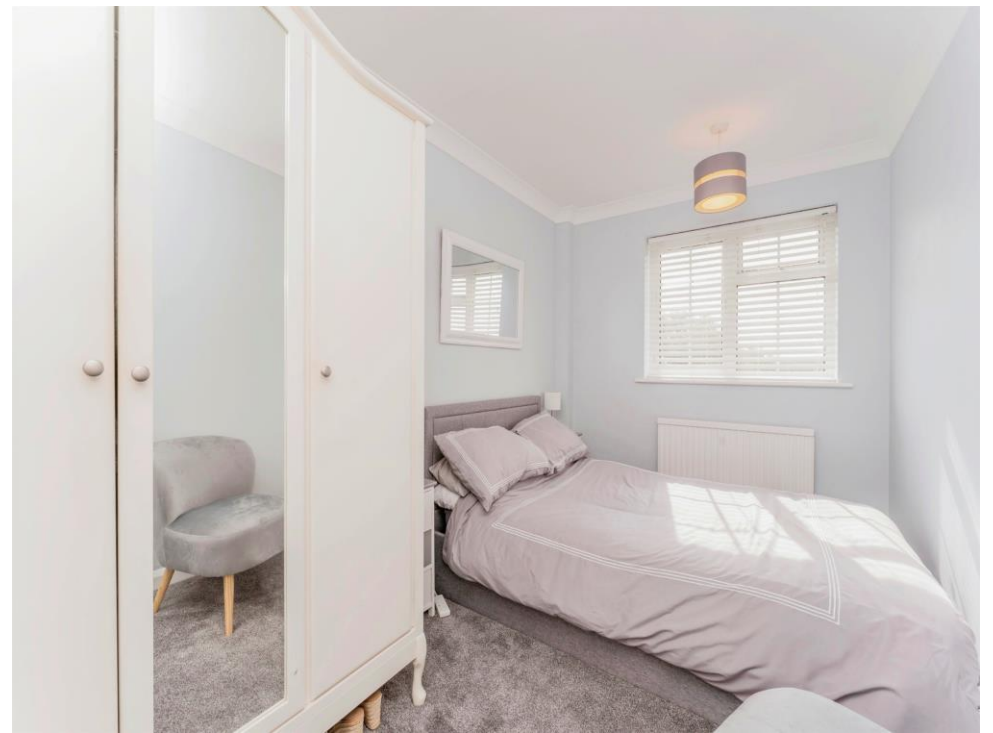
Bathroom

The family bathroom is to the rear aspect, with frosted glass windows and comprises a three piece suite with fully tiled walls.

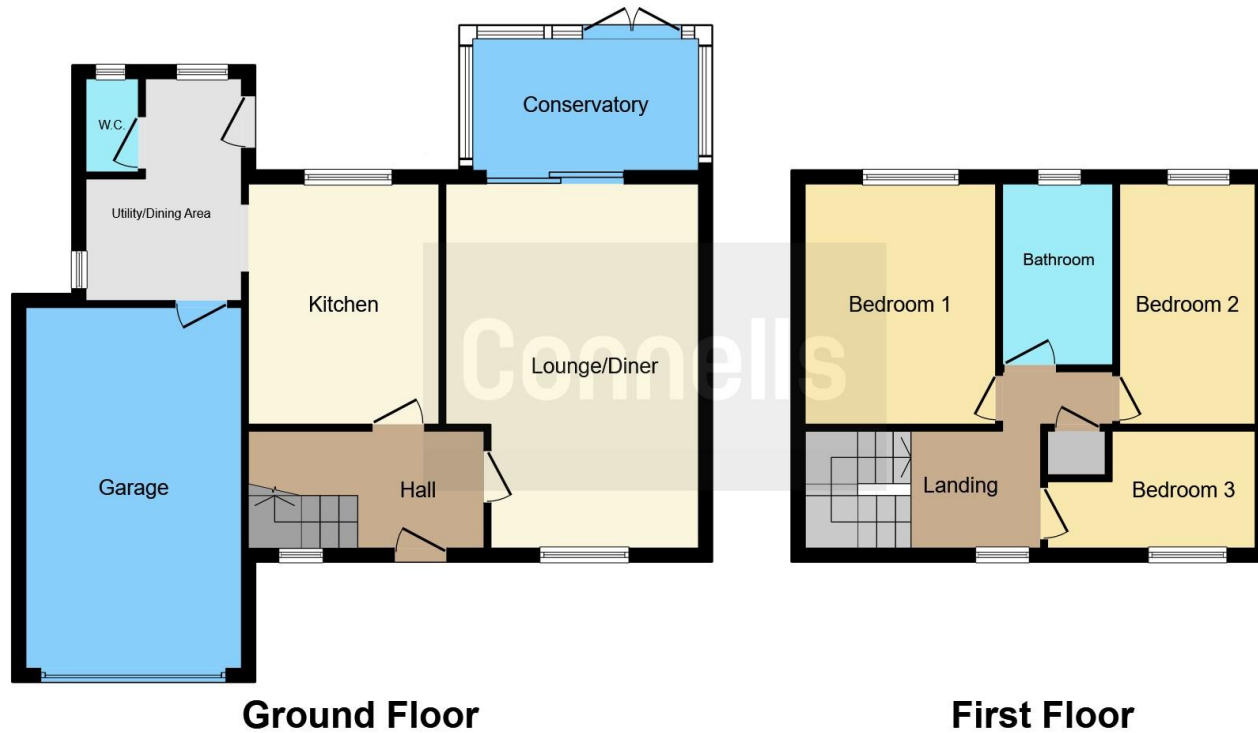
Outside

This home offers not only a rear garden, but also a frontage. The front comprises of a driveway with parking for up to three cars, a single integral garage with manual door and a nature area perfect for potting and planting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/MKH307722



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH307722 - 0003