



Connells

Baffin Close
Rothwell Kettering

Baffin Close Rothwell Kettering NN14 6TD

for sale offers in excess of
£190,000



Property Description

Rothwell is located within easy access to the A14 and 20 minutes from M1 & M6. Kettering railway station is located within 5 miles and is the main line where you can reach London St Pancras International Station within 50 minutes.

Kettering is a small industrial market town set in the pleasant Northamptonshire countryside. Once a prosperous boot and shoe manufacturing centre, its origin dates back to the 10th century. The town was granted market rights in 1227 by Henry III and its large central square still holds regular street markets.

The property itself boasts two good sized double bedrooms, a kitchen diner and a generous lounge, along with a private rear garden.

Entrance Porch

Storage cupboard and double glazed door to the Living Room.

Living Room

14' 6" x 13' 5" (4.42m x 4.09m)
Double glazed window to the front aspect, radiator, T.V point and a staircase to the first floor.

Kitchen / Breakfast

13' 8" x 13' 5" (4.17m x 4.09m)
Worktops with a square edge, brick style tiling to the rear of the worktops, inset gas hob, integrated oven with a brushed steel finish, inset sink and drainer + mixer tap, integrated fridge freezer & washing machine, radiator, double glazed window to the rear aspect, double glazed French doors to the rear garden and laminate flooring.



Upstairs

Bedroom One

13' 4" x 9' 8" (4.06m x 2.95m)

Two double glazed windows to the front aspect, built in wardrobes, storage cupboard, radiator and a T.V point.

Bedroom Two

14' x 7' 6" (4.27m x 2.29m)

Double glazed window to the rear aspect, built in wardrobes and a radiator.

Family Bathroom

The Family Bathroom is fully tiled and features a panel bath with shower & screen, pedestal wash hand basin, close coupled W.C with half and full flush, heated towel rail and a double glazed window to the rear aspect.

Outside

Front

The front of the property is of a low maintenance design and features raised brick built flower beds with a mixture of plants & shrubs and a stepped pathway to the front door.

Rear

The rear garden is fully enclosed with a section of artificial grass and a large patio seating area. There are borders of plants & shrubs, a wooden storage shed and a rear access gate.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/KTT307489



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