



Connells

Glendeene Ragsdale Street
Rothwell Kettering



Property Description

Extended three (potentially 4), bedroom bay fronted detached Family home with off road parking to front and good size mature garden to rear. Gas central heated and double glazed. Porch, reception hall, cloakroom W.C., Lounge/dining room and from to back Family Room/Home office (or potential; 4th bedroom). Extended Kitchen/breakfast room. Gallery landing to Family bathroom and three bedrooms. Graved front court. Good size Westerly aspect rear garden with timber summer house/store.

Entrance

Via Upvc double glazed door to front into Reception Hall

Reception Hall

Stairs raising to first floor accommodations, radiator, wood laminated flooring, archway through to Kitchen/Breakfast Room and additional door to Lounge/Dining Room, sliding panelled door leading to Cloakroom/Wc

Cloakroom / Wc

Comprising close coupled Wc and wash hand basin, and Upvc double glazed window to side

Lounge / Sitting Room

11' 10" into bay x 12' (3.61m into bay x

3.66m)

Double glazed bay window to front, feature cast iron coal effect gas fire with tiled surround and granite hearth, radiator, continuation of wood laminated flooring, archway through to Dining Room

Dining Room

10' 4" x 10' 11" max (3.15m x 3.33m max)

Two double glazed windows to rear and double glazed French doors to rear accessing garden, continuation of wood laminated flooring, radiator, additional glass paned door to side into Family Room/Bedroom Four.

Family Room / Bedroom Four

20' 11" 9 x 1' (6.38m 9 x 0.30m)

Currently used as a study but could be used as a bedroom. Double glazed window to front and rear, continuation of wood laminated flooring, radiator, fitted gas fire with wooden surround and marble effect hearth

Kitchen / Breakfast Room

19' 10" x 6' 11" (6.05m x 2.11m)

Double glazed window to rear and side with additional double glazed door to side accessing garden, a range of modern fitted kitchen units at base and eye level with complimentary marble effect work tops, stainless steel sink and half drainer, built in appliances to include electric oven and stainless steel gas hob and stainless steel extractor fan, tiling to all water sensitive areas, plumbing for automatic washing

machine, ceramic tiled flooring, additional breakfast area comprising of double glazed window to side, built in breakfast bar, radiator and continuation of ceramic tiled flooring

Landing

Doors to rooms, double glazed window to side, loft access

Bedroom One

13' 9" x 9' 2" plus wardrobe recess (4.19m x 2.79m plus wardrobe recess)

Double glazed bay window to front, full range of floor to ceiling built in wardrobes to include dressing area and storage over, radiator

Bedroom Two

9' 3" plus wardrobe recess x 10' 6" (2.82m plus wardrobe recess x 3.20m)

Double glazed window to rear and radiator, a range of built in storage cupboards to include airing cupboard housing boiler unit

Bedroom Three

6' 6" x 9' (1.98m x 2.74m)

Double glazed window to front, built in wardrobe, wood laminated flooring and radiator

Family Bathroom

6' 2" x 7' (1.88m x 2.13m)

Obscured double glazed window to rear, three piece suite comprising of panelled bath with chrome mains shower over, low level Wc, pedestal wash hand basin, floor to ceiling tiling, ceramic tiled flooring, radiator

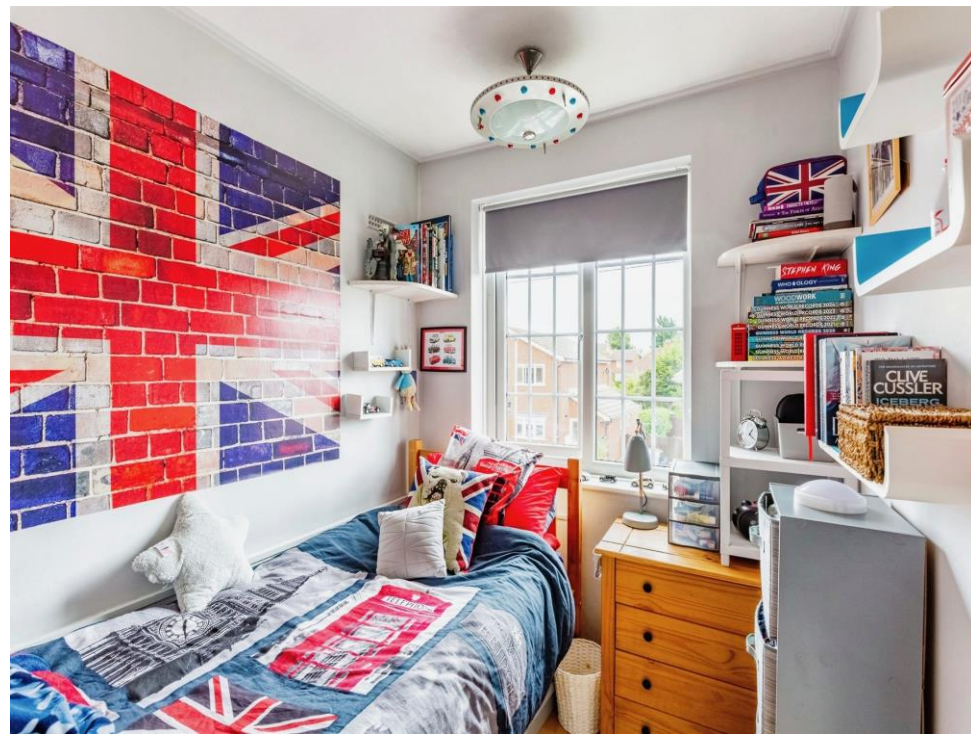
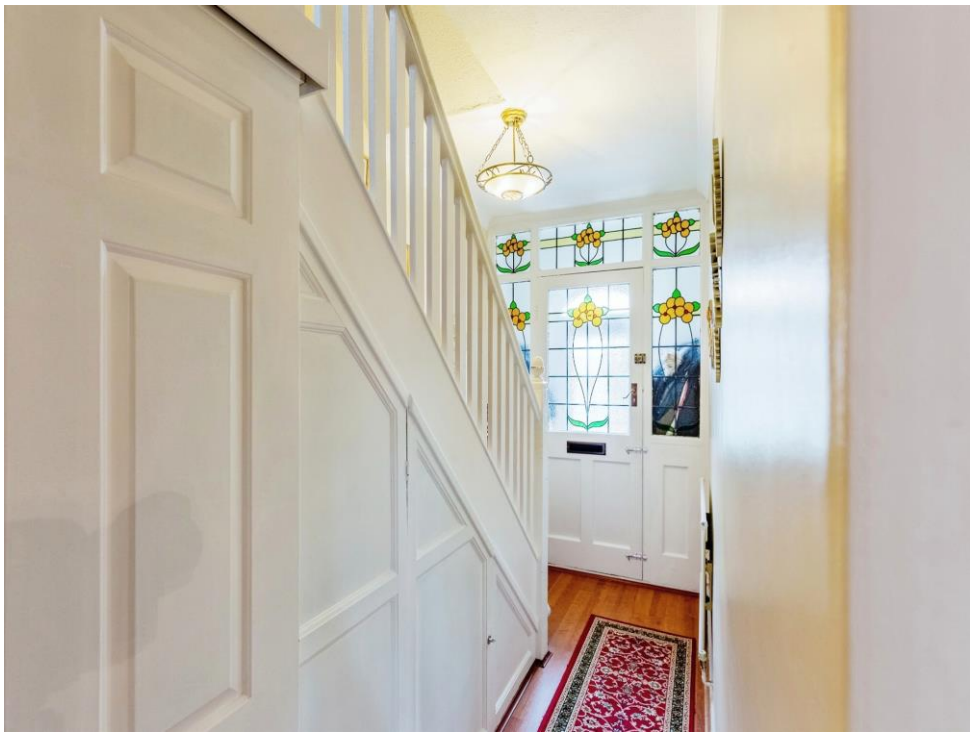
Outside Front

Front tiered garden comprising of slab patio step area with additional gravel area having mature trees and shrubs, slab path to rear access, crazy paved drive way offering off road parking for one vehicle

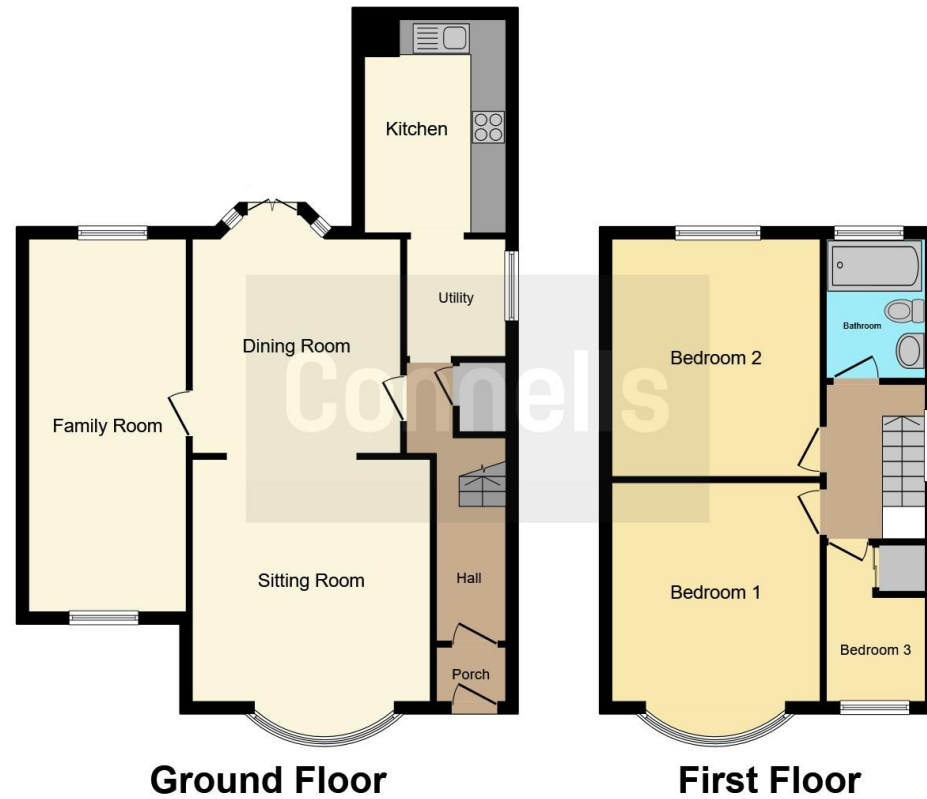
Outside Rear

Good size rear West facing rear garden with slab patio area with retaining wall, mainly laid to lawn with mature trees, shrubs and flower beds, additional raised slab patio area with wooden sleeper board, additional slab patio area housing wooden built summer house/storage shed, enclosed rear garden with wooden fenced perimeter and gated access to front









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

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Tenure: Freehold

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