



Connells

Market Hill
Rothwell Kettering



Property Description

Nestled in the heart of Rothwell, this beautifully presented three-storey home seamlessly blends traditional charm with modern elegance. Thoughtfully decorated throughout, the property retains its original character while offering contemporary finishes that enhance both style and comfort.

The ground floor welcomes you with a hallway leading to a formal dining room, a cosy living room perfect for relaxing evenings, a well-appointed kitchen, and a practical utility room. On the first floor, you'll find a generous main bedroom, a family bathroom, and a versatile fourth bedroom currently used as a home office. This space can easily serve as a dressing room or guest bedroom depending on your needs. The second floor offers two further bedrooms, ideal for family living or additional workspace.

This home benefits from Rothwell's vibrant community and excellent amenities. Residents enjoy easy access to local shops, charming cafes and restaurants, reputable schools, scenic parks, and convenient public transport links, making it an ideal location for both families and professionals.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor.

Dining Room

11' 1" x 10' 11" (3.38m x 3.33m)

Window to the front, open feature fire place, coving, radiator.

Living Room

12' 10" x 11' 6" (3.91m x 3.51m)

Window to the rear, wooden flooring, picture rail, radiator.

Kitchen

13' x 7' 7" (3.96m x 2.31m)

Window to the side, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, tiled splash backs, space for appliances, tiled flooring, boiler, radiator.

Utility Room

First Floor

Landing

Window to the rear.

Bedroom One

14' 7" x 10' 11" (4.45m x 3.33m)

Window to the front, open feature fire place, wood flooring, radiator.

Bedroom Four / Dressing Room

9' x 7' 9" (2.74m x 2.36m)

Window to the side, radiator.

Bathroom

Window to the rear, bath with shower over, shower screen, wash hand basin set in vanity unit, low level WC, radiator, wood flooring.

Second Floor

Landing

Window to the rear, airing cupboard.

Bedroom Two

14' 7" x 10' 10" (4.45m x 3.30m)

Window to the side, wooden beam, radiator.

Bedroom Three

12' 9" x 8' 9" (3.89m x 2.67m)

Window to the rear, open feature fire place, radiator.

Externally

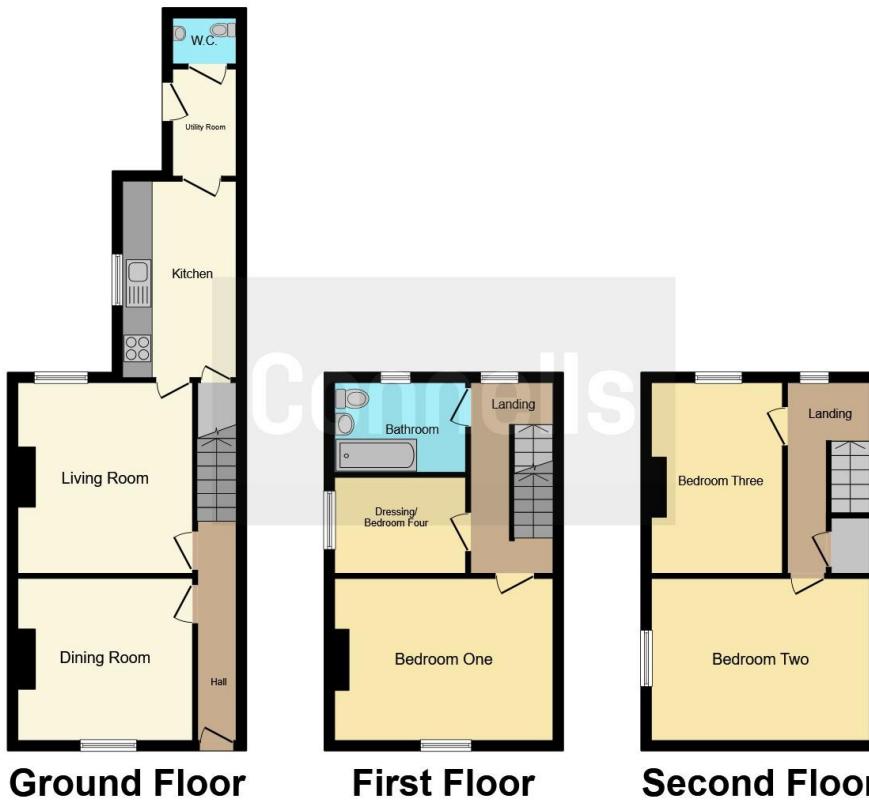
To The Rear

Block paved courtyard.









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 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
 KETTERING NN16 8XG

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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