



**Connells**

Cheaney Street  
Rothwell Kettering





## Property Description

Situated in the heart of Rothwell, this beautifully presented three-bedroom end-terraced home offers an excellent opportunity for first-time buyers through shared ownership. The property combines modern living with affordability, making it a perfect step onto the property ladder.

The ground floor features a spacious living room filled with natural light and direct access to the rear garden, creating a welcoming space for relaxing or entertaining. The kitchen/diner is well laid out with generous storage and space for dining, while a convenient downstairs WC adds practicality to the layout.

Upstairs, the home offers three well-proportioned bedrooms, ideal for families, guests, or home working. A modern family bathroom completes the upper floor, designed with comfort and style in mind. Outside, the property benefits from a private rear garden.

Located in Rothwell, residents enjoy access to a range of local amenities including Rothwell Infant & Junior Schools and Montsaye Academy, Rothwell Medical Centre, independent shops, and a variety of pubs and cafes. The area also offers scenic walks at East Carlton Park and Kelmarsh Tunnels, with excellent transport links via the A14 and nearby train stations in Kettering and Market Harborough.

Shared ownership makes this home more accessible, allowing buyers to purchase a

share and pay rent on the remainder, reducing the upfront cost and deposit required.

## Ground Floor

### Entrance Hall

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

### Cloakroom

Wash hand basin, low level WC, extractor fan.

### Lounge

12' x 8' 1" min ( 3.66m x 2.46m min )

Windows to the front and side, laminate flooring, radiator.

### Kitchen

17' 6" x 10' ( 5.33m x 3.05m )

Window to the front, door to the side leading to garden, a range of wall and base units with rolled edge work surfaces, sink drainer, under stairs storage/pantry, integrated oven and gas hob, integrated dishwasher and washing machine.

## First Floor

### Bedroom One

10' 3" x 10' 1" ( 3.12m x 3.07m )  
Window to the front, airing cupboard.

### Bedroom Two

12' x 11' 7" ( 3.66m x 3.53m )  
Windows to the front and side.

### Bedroom Three

8' 5" x 6' 9" ( 2.57m x 2.06m )  
Window to the side.

### Bathroom

Presteel window to the side, bath, wash hand basin, low level WC, extractor fan.

### Loft Space

Partially boarded.

## Rear Garden

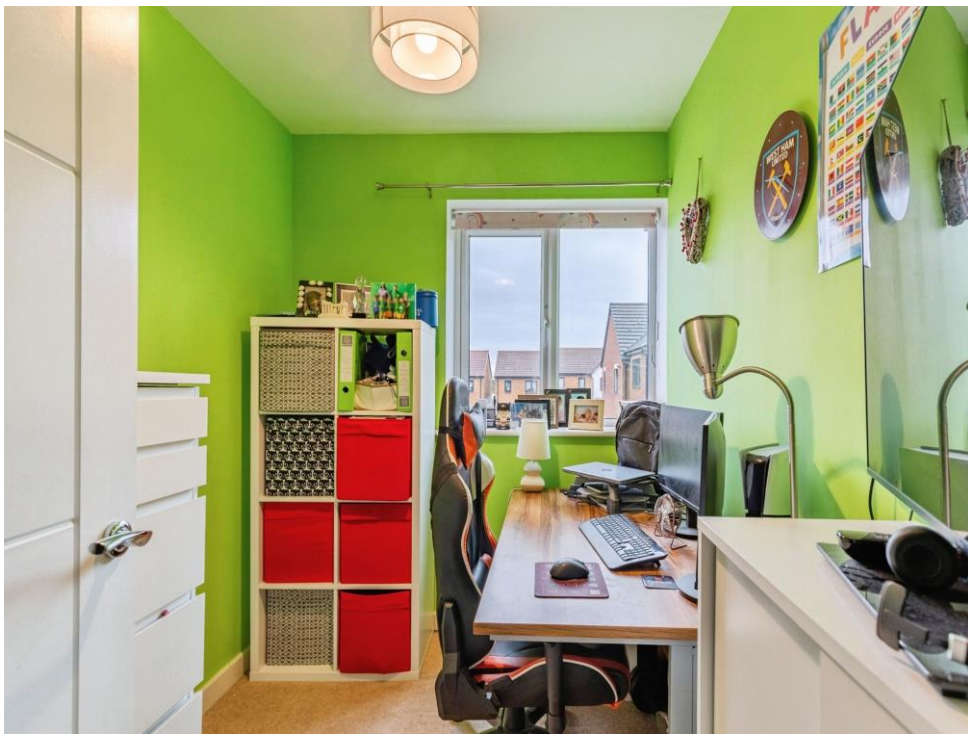
Private enclosed, patio area, laid to lawn.

### Agents Note:

Please note that the rent payable for this property is £355.29 and service charge is £63.08 per month.



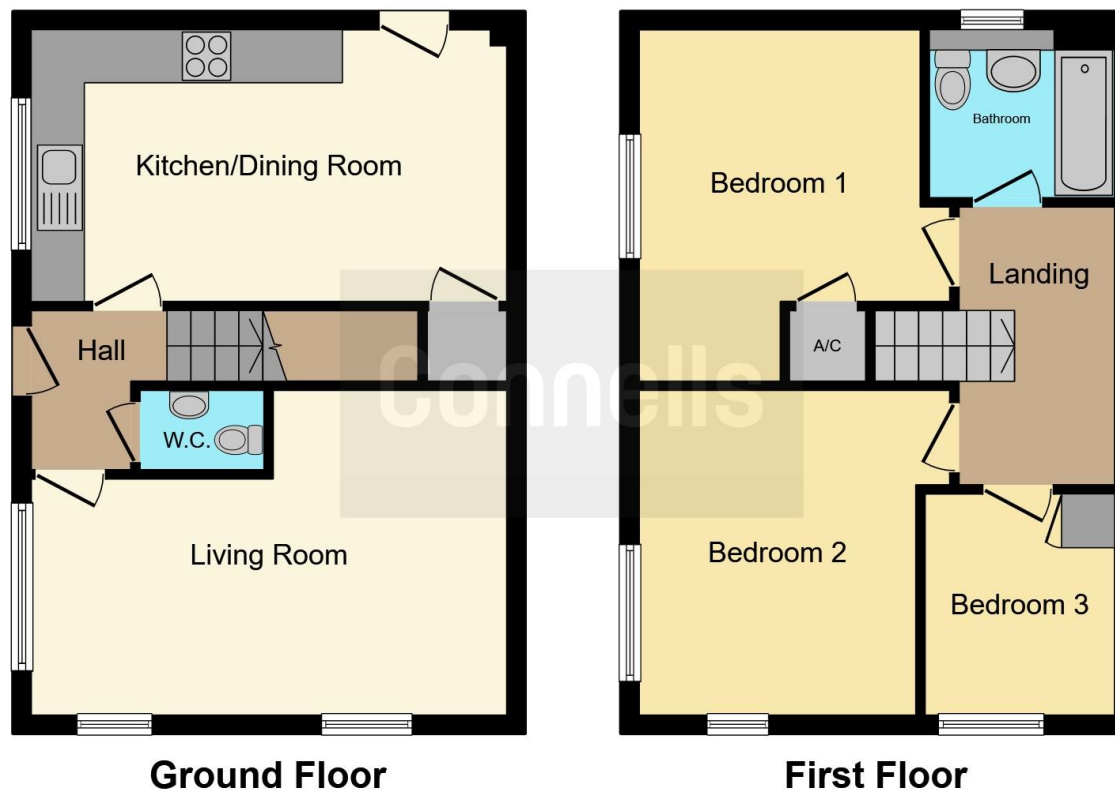












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01536 411 811**  
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5 Montagu Street  
 KETTERING NN16 8XG

EPC Rating: A

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KTT308539](http://connells.co.uk/Property/KTT308539)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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