



Manor Road, Rothwell Kettering NN14 6JE

welcome to

Manor Road, Rothwell Kettering

This fantastic family home is located in a prime residential area, less than a mile from the Town Centre and Market Square, this property is perfectly placed to benefit from all of the popular shops, bars, restaurants and schools on offer, Viewing is a must!



Hallway

Featuring a double glazed door and window to the front aspect, a wall mounted radiator and an under stairs storage cupboard.

Living Room

19' 1" x 11' 4" (5.82m x 3.45m)

The generously proportioned room features a double glazed window to the front aspect, a wall mounted radiator and single glazed French doors to the sun room.

Sun Room

18' 6" x 9' 6" (5.64m x 2.90m)

Featuring double glazed windows to the side and rear aspects, double glazed French doors to the garden and a wall mounted radiator

Kitchen

11' 4" x 9' 2" (3.45m x 2.79m)

Featuring double glazed windows to the front aspect this kitchen comprises of range of wall and base units with work top over and inset stainless steel sink and drainer. There is a double oven and hob with extractor hood above and space and plumbing for a dish washer. Door leading to the Utility room.

Utility Room

9' 1" x 5' 6" (2.77m x 1.68m)

Featuring a double glazed window to the side aspect and double glazed door to the front aspect, there is a wall mounted central heating boiler and space and plumbing for a washing machine, tumble dryer and fridge freezer.

Dining Room

11' 8" max x 9' 4" (3.56m max x 2.84m)

This room features single glazed French doors to the study and a wall mounted radiator.

Study

9' 6" x 5' 6" (2.90m x 1.68m)

There is a double glazed window to the side aspect and a wall mounted radiator.

Landing

Featuring a double glazed window to the rear aspect, a built in storage cupboard plus further built in storage above the stairs.

Master Bedroom

11' 6" x 10' 2" (3.51m x 3.10m)

Featuring a range of fitted wardrobes and opening to the dressing room.

Dressing Room

7' 11" x 5' 6" (2.41m x 1.68m)

Double glazed window to the side aspect and door to the Ensuite

En Suite

Featuring a corner bath, separate shower enclosure, WC and a wash hand basin

Bedroom Two

11' 4" x 10' 3" (3.45m x 3.12m)

Featuring a double glazed window to the side aspect and a wall mounted radiator

Bedroom Three

9' 7" min x 8' 4" (2.92m min x 2.54m)

Featuring a double glazed window to the side aspect and a wall mounted radiator

Bedroom Four

12' 2" max x 8' 5" (3.71m max x 2.57m)

Featuring a double glazed window to the front aspect and a wall mounted radiator

Family Shower Room

This fully tiled room features a double glazed window to the front aspect, a corner shower enclosure, wash hand basin and WC.

Gardens

The gardens wrap around the North, East and South sides and are mainly laid to lawn with a paved patio area ideal for outdoor entertaining. The gardens enjoy a good degree of privacy due to the established hedging around the perimeter with gated pedestrian access leading to the front door and also gated access to the driveway and single garage.



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Manor Road, Rothwell Kettering

- Four Double Bedrooms
- Dressing Room and En Suite to Master Bedroom
- Two Story Extension
- Sun Room
- Single Garage

Tenure: Freehold EPC Rating: C

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RWL107295 - 0003

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