





welcome to

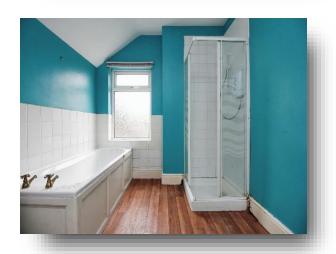
Harrington Road, Rothwell Kettering

Located in the fabulous market town of Rothwell this property is only half a mile from the Town Centre with it's great selection of shops, restaurants, schools and bars, whilst also offering great transport links via the A14.













Study/ Playroom

9' 4" x 7' 8" (2.84m x 2.34m)

Double glazed window to the side aspect, and radiator.

Lounge

14' 5" max x 11' 5" (4.39m max x 3.48m)

Double glazed bay to front aspect, period fire place with surround and radiator.

Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed window to the rear aspect, stone fireplace with surround and radiator.

Kitchen

10' 8" x 7' 9" (3.25m x 2.36m)

Fitted kitchen comprising wall and base units with work surfaces over, Belfast sink with mixer tap over, electric oven and gas hob with extractor fan over, space for fridge/ freezer, door to under stairs pantry, double glazed window to the side aspect and double glazed door to the side aspect.

Utility Room

7' 9" x 4' 4" (2.36m x 1.32m)

Wall and base units with work surfaces over, plumbing for washing machine and double glazed window to the side aspect.

First Floor Landing Bedroom One

11' 9" \times 10' 5" max ($3.58m \times 3.17m \text{ max}$) Double glazed window to the front aspect, period fire place and radiator.

Bedroom Two

11' 9" x 10' 3" max ($3.58m \times 3.12m \max$)

Double glazed window to the rear aspect, built in wardrobe, period fire place and radiator.

Bedroom Three

radiator.

12' $\max x$ 5' plus recess into door (3.66m $\max x$ 1.52m plus recess into door)

Double glazed window to the front aspect and

Bathroom

Four piece suite comprising enclosed shower cubicle, bath, low level WC, wash hand basin, radiator and double glazed obscure window to the rear aspect.

Externally Rear Garden

Rear garden mainly laid to lawn with paved patio area for seating and gated side access.





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Harrington Road, Rothwell Kettering

- Three Bedrooms
- No Onward Chain
- Three Reception Rooms
- Period Features
- Great Potential to Improve

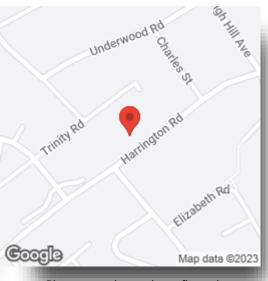
Tenure: Freehold EPC Rating: E

£185,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RWL107451



Property Ref: RWL107451 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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