



**Harrington Road, Rothwell Kettering NN14 6AR**



**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" x 10' 5" max ( 3.58m x 3.17m max )

Double glazed window to the front aspect, period fire place and radiator.

#### **Bedroom Two**

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

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

#### **Bedroom Three**

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 radiator.

### **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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welcome to

## 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

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Property Ref:  
RWL107451 - 0002

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