



**Greening Road, Rothwell Kettering NN14 6JA**

**welcome to**

**Greening Road, Rothwell Kettering**

William H Brown are pleased to offer this character detached three bedroom house with en suite to master. Log burner, in the lounge makes for a cosy feel. Utility, downstairs cloakroom and open plan kitchen/lounge/dining room. Workshop/potential office space. No onward chain.



### **Front Entry**

Access via a door into the lounge.

### **Lounge**

18' 4" x 13' 7" ( 5.59m x 4.14m )

Features include double glazed bay windows to the front and bow window to the side aspect, three radiators, log burner, picture rail. staircase to the first floor landing and double doors opening into the kitchen/diner/family room.

### **Cloakroom**

A two piece suite comprising a wash hand basin and WC, features include radiator, double glazed window and door to the side aspect.

### **Kitchen / Diner Family Room**

25' 7" x 11' 6" ( 7.80m x 3.51m )

#### **Kitchen Area**

13' 1" x 7' 2" ( 3.99m x 2.18m )

A fitted kitchen comprising a range of wall and base units, sink and drainer unit, work surface, stainless steel sink and drainer unit, electric double oven and gas hob with extractor fan over, space and plumbing for a dishwasher and double glazed bow window to the side aspect.

### **Dining Area**

This area features UPVC bi-fold doors onto the rear garden, three radiators, picture rail and door to the utility room.

### **Utility Room**

11' 3" x 6' 7" ( 3.43m x 2.01m )

This room features wall and base units with work surface over, space and plumbing for washing machine, radiator, boiler and double glazed window to the rear aspect.

### **Landing**

Staircase from the lounge, features include double glazed window to the side aspect, loft access (which is partly boarded with a pull down ladder), doors to bedrooms and bathroom.

### **Bedroom One**

12' 9" x 10' 7" ( 3.89m x 3.23m )

This room features double glazed window to the rear aspect, radiator, picture rail and door to the en suite.

### **En Suite**

A three piece suite comprising a shower cubicle, wash hand basin and WC, features include, heated towel rail and full complimentary tiling.

### **Bedroom Two**

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

This room features double glazed window to the front aspect, radiator, wardrobes and picture rail.

### **Bedroom Three**

10' 1" x 7' 3" ( 3.07m x 2.21m )

This room features double glazed window to the side aspect, radiator and picture rail.

### **Bathroom**

A three piece suite comprising a bath with shower over, wash hand basin and WC, features include heated towel rail, full complimentary tiling and double glazed window to the front aspect.

### **Outside**

#### **Front**

A paved frontage providing off road parking for several vehicles.

#### **Rear Garden**

This garden features several patio areas, pond, vegetable patch and mature shrubs and trees.

### **Outbuildings**

There is a breeze block building with two double glazed windows onto the garden, electric sockets and lighting, currently being used as a work shop.



**view this property online** [williamhbrown.co.uk/Property/RWL107500](http://williamhbrown.co.uk/Property/RWL107500)



welcome to

## Greening Road, Rothwell Kettering

- Three Bedroom Detached
- Open Plan Kitchen/Diner/Family Room
- Off Road Parking
- Workshop/Potential Office Space
- Character Features

Tenure: Freehold EPC Rating: D

**£285,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RWL107500](http://williamhbrown.co.uk/Property/RWL107500)



Property Ref:  
RWL107500 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01536 418888**



[rothwell@williamhbrown.co.uk](mailto:rothwell@williamhbrown.co.uk)



2 Market Hill, Rothwell, KETTERING,  
Northamptonshire, NN14 6EP



[williamhbrown.co.uk](http://williamhbrown.co.uk)