



**Kipton Field, Rothwell Kettering NN14 6ED**



**welcome to**

**Kipton Field, Rothwell Kettering**

William H Brown are delighted to offer this three bedroom detached house with single garage and timber cabin on a corner plot. Early viewing a must!



### **Entrance**

Entry via a composite door to the front aspect into a lobby with door into the lounge.

### **Lounge**

15' 8" x 11' 7" ( 4.78m x 3.53m )

This room features double glazed window to the front aspect, radiator, staircase to first floor landing and door into the kitchen/diner.

### **Kitchen / Diner**

15' 1" x 11' 4" ( 4.60m x 3.45m )

A fitted kitchen comprising a range of base units, sink and drainer unit, solid oak worktops, range cooker with extractor hood over, space and plumbing for a washing machine, integrated dishwasher, radiator, double glazed window to the side aspect and double glazed French doors to the rear onto the garden.

### **Landing**

Staircase from the lounge, features include an airing cupboard housing the boiler, doors to bedrooms and bathroom.

### **Bedroom One**

10' 1" x 8' 9" ( 3.07m x 2.67m )

This room features double glazed window to the front aspect, radiator, wardrobe space.

### **Bedroom Two**

11' 3" x 7' 1" ( 3.43m x 2.16m )

This room features double glazed window to the rear aspect, radiator, wardrobe space.

### **Bedroom Three**

5' 4" x 5' 9" ( 1.63m x 1.75m )

This room features double glazed window to the front aspect and radiator.

### **Bathroom**

A three piece suite comprising a bath with hand held shower attachment over, wash hand basin and WC, features include double glazed window to the rear aspect.

### **Front Garden**

A laid to lawn frontage.

### **Rear Garden**

A wrap around garden mainly laid to lawn with a patio area.

### **Garage**

Double gates lead to a driveway and garage which has power and lighting.

### **Outbuilding**

18' 6" x 12' 4" ( 5.64m x 3.76m )

A timber built cabin with double doors and windows onto the garden.



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## Kipton Field, Rothwell Kettering

- Detached Three Bedroom Property
- Corner Plot
- Garage
- Timber Cabin
- Wrap Around Garden

Tenure: Freehold EPC Rating: D

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RWL107523 - 0005

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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)