



**Rushton Road, Rothwell Kettering NN14 6HF**



**welcome to**

**Rushton Road, Rothwell Kettering**

This spacious three bedroom family home needs to be seen to appreciate the standard to which it has been improved. With garage and off road parking this affordable family home has much to offer.



### **Porch**

Entry via a double glazed door to the front aspect, features include radiator, tiled floor and open access to hall.

### **Hall**

Access from the porch, features include staircase to first floor landing, under stair storage, doors to lounge and dining room.

### **Lounge**

16' 1" x 12' ( 4.90m x 3.66m )

This room features double glazed window to the front aspect, stone fireplace with gas fire, two radiators.

### **Dining Area**

11' x 9' 11" ( 3.35m x 3.02m )

This area features radiator and tiled floor, open access to the kitchen area.

### **Kitchen**

15' 5" x 8' 1" ( 4.70m x 2.46m )

A fitted kitchen comprising a range of grey high gloss wall and base units, sink and drainer unit, marble effect work surface, gas cooker with extractor fan over, integrated dishwasher, doors to a pantry and a conservatory, double glazed window to the rear aspect.

### **Conservatory**

13' 11" x 8' 10" ( 4.24m x 2.69m )

Features include double glazed windows to the rear and side aspect, double glazed French doors to the rear, tiled floor and doors to kitchen and lounge.

### **Shower Room**

A three piece suite comprising a double shower cubicle, vanity wash hand basin and WC, features include heated towel rail, tiled floor and double glazed window.

### **Landing**

Staircase from the hall, features include double glazed window to the front aspect, radiator and doors to bedrooms.

### **Bedroom One**

13' 3" x 9' 9" ( 4.04m x 2.97m )

This room features double glazed windows to the rear aspect, radiator, fitted wardrobes and door to the en suite.

### **En Suite**

A two piece suite comprising a vanity wash hand basin and WC.

### **Bedroom Two**

10' 11" x 9' 11" ( 3.33m x 3.02m )

This room features double glazed window to the rear aspect, radiator and door to an airing cupboard.

### **Bedroom Three**

11' 10" x 6' 9" ( 3.61m x 2.06m )

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

### **Front**

A wall frontage with gated access to driveway providing off road parking up to the garage.

### **Rear Garden**

Laid to lawn garden with patio area and mature shrubs.

### **Garage**



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## Rushton Road, Rothwell Kettering

- Three Bedroom Semi-Detached
- Garage
- Re-fitted Kitchen
- Conservatory
- 

Tenure: Freehold EPC Rating: E

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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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)