





welcome to

Davis Close, Rothwell Kettering

OPEN HOUSE EVENT - 11.00 AM - 1.00 PM FRIDAY 17TH MAY

William H Brown are delighted to offer this delightful three bedroom semi detached house with off road parking. This home is ready to move into

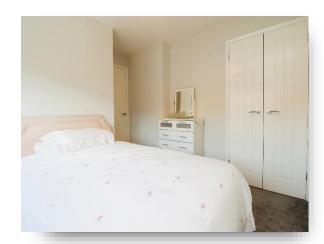












Porch

Entry via a double glazed door to the side aspect, features include open arch to hallway.

Entrance Hall

Features include double glazed window to the side aspect, radiator, staircase to first floor landing, door to lounge.

Lounge

13' 11" x 12' 8" (4.24m x 3.86m)

This room features two double glazed windows to the front aspect, fire place with electric fire, mantle and surround, under stairs cupboard and open access through to kitchen/diner.

Kitchen / Diner

17' 5" x 10' (5.31m x 3.05m)

A fitted kitchen comprising a range of wall and base units, sink and drainer unit, work surface, radiator, space and plumbing for washing machine and tumble dryer, space for freestanding fridge/freezer, electric oven and gas hob with extractor fan over, part complimentary tiling, double glazed window to the rear aspect, double glazed door to the side aspect and open access to the office/utility room.

Office / Utiltiy Room

9' 4" x 6' 11" (2.84m x 2.11m)

This area features double glazed window to the rear aspect, double glazed French doors to the side onto the garden, radiator, built in desk and storage units and double glazed sky light and spot lights.

Landing

Staircase from the hall, features include double glazed window to the side aspect, loft access, airing cupboard housing the boiler, doors to bedrooms and bathroom.

Bedroom One

11' 8" x 9' 9" (3.56m x 2.97m)

This room features double glazed window to the front aspect, radiator and built in wardrobes.

Bedroom Two

11' into door recess x 9' 5" (3.35m into door recess x 2.87m)

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

Bedroom Three

8' 8" max x 6' 10" (2.64m max x 2.08m) This room features double glazed window to the front aspect, radiator and over stair cupboard.

Bathroom

A three piece suite comprising a bath with mixer tap and shower over, wash hand basin and WC, features include radiator, part complimentary tiling, double glazed windows to the rear and side aspects.

Outside Front

A paved frontage with gravel borders, path to the front door and gated access to rear garden and driveway to the side providing off road parking.

Rear Garden

An enclosed garden with side gated access, lawn and patio areas, flower beds and borders.





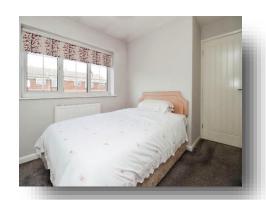
Davis Close, Rothwell Kettering

- OPEN HOUSE EVENT 11.00 1.00 PM FRIDAY 17TH MAY
- Three Bedrooms
- Off Road Parking
- Garden
- Open Plan Living

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000







Rothwell Skate Park

Colling Company

Rothwell Recreation Ground

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RWL106788



Property Ref: RWL106788 - 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.

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.





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