



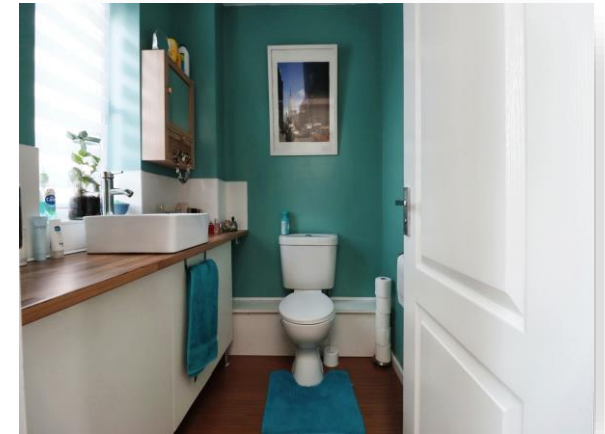
**Plough Close, Rothwell Kettering NN14 6YF**



**welcome to**

**Plough Close, Rothwell Kettering**

William H Brown are delighted to offer this four bedroom family home with stunning views over Manor Park, the Church and stone architecture in Rothwell. This perfectly located property offers en suite to master ,air conditioning, downstairs cloakroom and garage with off road parking.



### **Entrance Hall**

Entry via double glazed door to Front, Features include radiator ,storage area, staircase to first floor landing, doors to garage, cloak room, kitchen

### **Cloakroom**

Two piece suite comprising of vanity wash hand basin with mixer tap and WC, features include, radiator and double glazed window to the front aspect.

### **Kitchen/Diner**

19' 5" x 9' 8" ( 5.92m x 2.95m )

Fitted kitchen comprising a range of wall and base units, Sink and drainer unit, double oven with electric hob and extractor fan over. Space and plumbing for Washing machine and dish washer, radiator, double glazed window to the rear aspect and double glazed French doors.

### **First Floor Landing**

Access via staircase from the entrance hall, features include, airing cupboard, radiator, doors to lounge and bedroom one.

### **Lounge**

19' 6" x 9' 8" ( 5.94m x 2.95m )

This room features double glazed french doors to Juliette balconies. overlooking the church and manor park, electric fire with surround and radiator.

### **Bedroom One**

12' 6" x 9' 1" ( 3.81m x 2.77m )

Room features, double glazed windows with shutters to the front aspect, fitted wardrobes, radiator, air conditioning, door to ensuite.

### **En Suite**

Three piece Suite comprising double shower cubicle, Vanity wash hand basin, WC with integrated Flush and heated towel rail.

### **Bedroom Two**

11' 3" x 8' 1" ( 3.43m x 2.46m )

This room Features double Glazed windows with shutters to the front aspect, radiator and Air Conditioning.

### **Bedroom Three**

12' 1" x 7' 1" ( 3.68m x 2.16m )

This room features Double glazed windows to the rear aspect overlooking Manor Park and Church. Radiator.

### **Bedroom Four**

10' x 7' 2" ( 3.05m x 2.18m )

This room features Double glazed window to the rear aspect overlooking Manor Park and Church. Radiator

### **Second Floor Landing**

Access by staircase from First Floor Landing, features include loft access, doors to three bedrooms and the bathroom.

### **Bathroom**

Three piece Suite comprising of Bath with mixer tap, wash hand basin and WC, features include double glazed window to the front aspect.

### **Rear Garden**

Block Paved Court Yard Garden with seating area, mature shrubs and bushes and an outdoor tap.

### **Garage**

16' 4" x 8' 4" ( 4.98m x 2.54m )

Single garage with power and lighting

### **Parking**

Dropped kerb providing off road parking for several vehicles



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## Plough Close, Rothwell Kettering

- Lovely Views
- Four Bedrooms
- Garage and Off Road Parking
- Close To Amenities
- En Suite

Tenure: Freehold EPC Rating: C

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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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