



**Terry Smith Avenue, Rothwell Kettering NN14 6FH**

**welcome to**

**Terry Smith Avenue, Rothwell Kettering**

William H Brown are delighted to offer this modern three bedroom home with single garage in Rothwell. Beautifully presented with downstairs cloakroom, en suite to master and kitchen /diner with french doors opening onto the garden, this property is a viewing must.



### **Entrance Hall**

Entered via Composite door to the front aspect, radiator and doors leading to:

### **Cloakroom**

Suite comprising wash hand basin, low level Wc and radiator.

### **Lounge**

19' 1" x 15' 1" ( 5.82m x 4.60m )

Double glazed window to the front aspect, stairs rising to first floor landing, door to understairs cupboard and two radiators.

### **Kitchen/ Dining Room**

15' 10" x 9' 1" ( 4.83m x 2.77m )

Fitted kitchen comprising white high gloss wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and gas hob with stainless steel extractor fan over, integrated dishwasher, plumbing for washing machine, cupboard housing wall mounted combi boiler, spotlights to ceiling, double glazed window to the rear aspect and double glazed French doors to the rear aspect leading into garden.

### **First Floor Landing**

Stairs rising from lounge, door to storage cupboard, radiator, access to loft space and doors leading to:

### **Bedroom One**

11' 2" x 9' 2" ( 3.40m x 2.79m )

Double glazed window to the rear aspect, radiator and door to en suite.

### **En Suite**

Suite comprising double shower cubicle, wash hand basin, low level Wc and spotlights to ceiling.

### **Bedroom Two**

13' 2" x 8' ( 4.01m x 2.44m )

Double glazed window to the front aspect and radiator.

### **Bedroom Three**

10' 11" x 7' 6" ( 3.33m x 2.29m )

Double glazed window to the front aspect and radiator.

### **Bathroom**

Suite comprising bath, wash hand basin, low level Wc, radiator, spotlights to ceiling and obscure double glazed window to the rear aspect.

### **Externally**

#### **Front**

Small frontage enclosed with raised sleeper beds with mature shrubs and pathway to front door.

#### **Rear Garden**

Mainly laid with Astro turf, paved seating area, raised wooden planters with mature shrubs and enclosed with timber fencing.

#### **Single Garage**



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## Terry Smith Avenue, Rothwell Kettering

- Modern mid terrace
- Single garage
- Downstairs cloakroom
- En suite to master
- Kitchen / diner with french doors to garden

Tenure: Freehold EPC Rating: B

**£249,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RWL107765 - 0002

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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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