









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





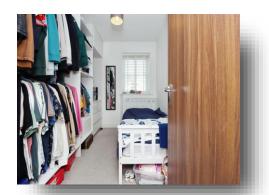
welcome to

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









view this property online williamhbrown.co.uk/Property/RWL107765



Property Ref: RWL107765 - 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.





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