

property details **approval form**

10 Catesby Road, Rothwell, Kettering, Northamptonshire, NN14 6DS

Date: 25 April 2025

Property Ref and Version: RWL107788 - 0008

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£275,000

Tenure: Freehold

>> **key features**

- > Detached dormer bungalow
- > Larger than average sized plot
- > Garage with workshop
- > Large rear garden
- > Downstairs cloakroom
- > 2 / 3 bedrooms
- > South facing rear garden
- > EPC Rating: F

>> **short description**

William H Brown are delighted to offer this 2 /3 bedroom detached property with single garage in need of full modernisation. This property stands on a larger than average sized plot at the end of a cul - de - sac with south facing garden.

Early viewing a must.

>> **long description**

William H Brown are delighted to offer this 2 /3 bedroom detached property with single garage in need of full modernisation. This property stands on a larger than average sized plot at the end of a cul - de - sac with south facing garden having the potential to be a gardeners paradise. Offering two bedrooms to the first floor with a further third bedroom / office /study to the ground floor, downstairs cloakroom, first floor bathroom and currently a workshop to the rear of the garage. This is a rare opportunity to purchase with some TLC, a very unique home.

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>> room description

Entrance Porch

Entered by wooden front door, exposed brickwork double glazed window to side, leading to:

Entrance Hall

Interior door with radiator.

Downstairs Cloakroom

Obscure double glazed window to side, low level WC, wash hand basin

Lounge/Diner

22' x 16' 5" widest (6.71m x 5.00m widest)

Feature brick wall and fireplace with gas fire, double glazed window to rear aspect, sliding patio doors to rear garden, open plan staircase and two radiators, recess to 7' 10 narrowest. Parquet floor currently concealed by carpet.

Kitchen

9' 11" x 9' 9" (3.02m x 2.97m)

Range of wall and floor cupboards with work surface over, stainless steel sink, boiler,space and plumbing for washing machine and small dishwasher, double glazed window to front aspect.

Bedroom Three/Study

9' 8" x 7' 8" (2.95m x 2.34m)

Double glazed window to front aspect, radiator.

Landing

Double glazed window to side aspect, airing cupboard, doors leading to all rooms. Loft access with loft ladder.

Bedroom One

11' 4" x 9' (3.45m x 2.74m)

Storage cupboard, double glazed window to rear, radiator.

Bedroom Two

11' 7" x 9' 2" (3.53m x 2.79m)

Double glazed window to front aspect, storage and fitted wardrobes, radiator.

Bathroom

Obscure double glazed window to side aspect, bath with shower over, wash hand basin, low level WC, radiator.

Externally

Front

Mature trees and shrubs, outside tap.

Rear Garden

South facing, laid mainly to lawn with mature trees and shrubs, could be gardeners paradise. Paved patio and seating

Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP

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>> **room description**

area, interesting, accessible hidden areas. The rear garden is accessible from both sides of the house. There is a shed and storage area for bins.

Parking

Parking and single garage.

Garage

Tandem garage is double in length, however is split between garage and workshop,

Rear Garden

Laid mainly to lawn with mature trees and shrubs, could be gardeners paradise, paved patio and seating area, hidden areas accessible, also has a lean to greenhouse.

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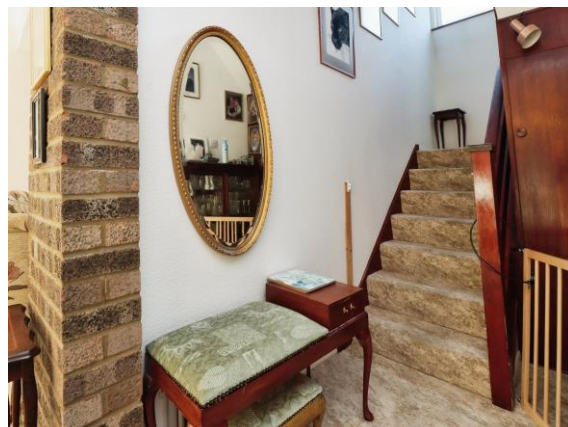
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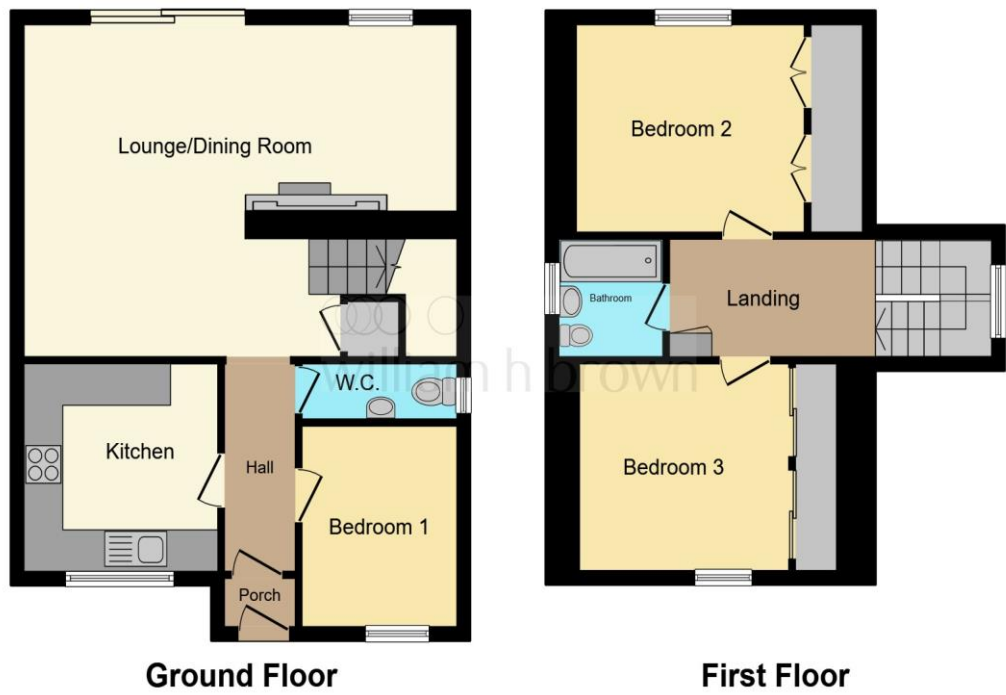
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Tracey Furey		25/04/2025
Ms J. Pask		