









welcome to

Scott Avenue, Rothwell

William H Brown are delighted to offer this end of chain detached property in a sought after area of Rothwell. This three bedroom property has en suite to master, downstairs cloakroom, conservatory, and single garage. Early viewing a must.













Entrance Hall

Entered via wooden door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and radiator.

Lounge

14' 2" x 11' 9" (4.32m x 3.58m)

Double glazed window to the front aspect, under stairs storage cupboard and radiator.

Kitchen / Diner

15' x 8' 7" (4.57m x 2.62m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, double glazed window to the rear aspect and radiator.

Conservatory

14' 7" x 8' 9" (4.45m x 2.67m)

Double glazed windows to the rear and side aspect, tiled flooring, oil filled radiator and double glazed door to the rear aspect.

First Floor Landing

Dog leg stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

12' x 8' 6" (3.66m x 2.59m)

Double glazed window to the front aspect, fitted wardrobes, radiator and door to the en suite.

En Suite

Double glazed obscure window to the front aspect, WC, wash hand basin, double shower cubicle, part tiling and radiator.

Bedroom Two

8' 4" x 7' 10" (2.54m x 2.39m)

Double glazed window to the rear aspect and radiator.

Bedrooom Three

7' 10" x 6' 5" (2.39m x 1.96m)

Double glazed window to the rear aspect and radiator.





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Scott Avenue, Rothwell

- Detached house
- Single garage
- Off road parking
- Downstairs cloakroom
- Three bedrooms

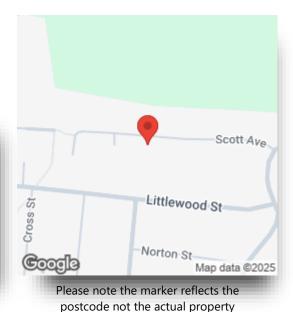
Tenure: Freehold EPC Rating: C

£250,000









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Property Ref: RWL107881 - 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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