



**Burditt Close, Rothwell Kettering NN14 6LD**



**welcome to**

**Burditt Close, Rothwell Kettering**

William H Brown are delighted to offer this nicely presented three bedroom detached house on the much sought after Burditt Close in Rothwell. Beautifully situated, this family home offers lounge / dining room, downstairs cloakroom, en suite to master, utility room, garage and off road parking.



### Entrance Hall

Entered via double glazed leaded door to the front aspect, double glazed leaded window to the front aspect, stairs rising to first floor landing, door to understairs cupboard, radiator and doors leading to all rooms.

### Cloakroom

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

### Lounge

16' 5" into bay x 11' ( 5.00m into bay x 3.35m )  
Double glazed leaded bay window to the front aspect, open brick fireplace with electric fire and hearth, radiator, opening to dining area.

### Dining Room

11' 3" x 9' 2" ( 3.43m x 2.79m )  
Double glazed sliding doors to rear garden, radiator.

### Kitchen

13' 8" x 9' 4" ( 4.17m x 2.84m )  
Fitted kitchen comprising high gloss wall and base units with worksurfaces over, electric oven with hob and cooker hood over, integrated dishwasher, door to pantry, radiator and double glazed window to the rear aspect.

### Utility Room

8' 9" x 6' 11" ( 2.67m x 2.11m )  
Double glazed window to the rear aspect, wall and base units with worksurfaces over, plumbing for washing machine, space for tumble dryer, space for fridge/ freezer, radiator, door to garage and double glazed obscure door to the rear garden.

### First Floor Landing

Stairs rising from entrance hall, door to storage cupboard and doors leading to:

### Bedroom One

11' 1" x 9' 11" ( 3.38m x 3.02m )  
Double glazed leaded window to the front aspect, fitted wardrobes with sliding mirrored doors, radiator and en suite.

### En Suite

Suite comprising shower cubicle, vanity wash hand basin, low level WC, extractor fan, radiator and double glazed obscure leaded window to the front aspect.

### Bedroom Two

11' x 10' 2" ( 3.35m x 3.10m )  
Double glazed window to the rear aspect and radiator.

### Bedroom Three

9' 5" x 6' 11" ( 2.87m x 2.11m )  
Double glazed window to the rear aspect and radiator.

### Bathroom

Suite comprising bath, wash hand basin, low level WC, extractor fan, radiator and double glazed obscure window to the rear aspect.

### Externally

#### Front

Blocked paved driveway providing off road parking for several vehicles and access to garage.

#### Rear Garden

Mainly laid to lawn with paved patio areas for seating, borders with plants and shrubs, two sheds and fully enclosed with timber fencing.

#### Garage

18' 7" x 9' 6" ( 5.66m x 2.90m )  
Electric door, courtesy door in to main house and wall mounted combi boiler.



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## **Burditt Close, Rothwell Kettering**

- Detached house
- Three bedrooms
- En suite to master
- Downstairs cloakroom
- Utility room

Tenure: Freehold EPC Rating: D

**£325,000**



Please note the marker reflects the postcode not the actual property

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