



Hospital Hill, Rothwell Kettering NN14 6BN

welcome to

Hospital Hill, Rothwell Kettering

William H Brown are delighted to offer for sale, Stewart Cottage. A delightful stone cottage nestled away within the centre of Rothwell forming part of the Sovereign Heritage development. Spacious lounge with woodburner, 3 bedrooms, one with en suite, separate bathroom and downstairs cloakroom.



Entrance Hall

Entered via solid wooden door with leaded window to the front aspect, obscure glazed window to the front aspect, stairs rising to first floor landing, door to under stairs cupboard housing meters, radiator, deep skirting and doors leading to:

Cloakroom

Suite comprising wash hand basin, low level WC, radiator and coat storage.

Lounge/ Diner

20' 5" x 11' 10" (6.22m x 3.61m)

Double glazed sash style window to the front aspect, open fireplace with inset log burner, brick and stone surround with solid oak mantel over, feature insets with log storage either side of fireplace, door to large storage cupboard, two radiators, double glazed door to the rear aspect and door leading into kitchen.

Kitchen

7' 5" x 7' (2.26m x 2.13m)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half stainless steel sink and drainer unit, electric oven and gas hob with cooker hood over, plumbing for washing machine, ceramic flooring and double glazed sash style window with deep windowsill to the front aspect.

First Floor Landing

Dog leg staircase rising from entrance hall, access to loft space, radiator and doors to all rooms.

Bedroom One

10' 8" x 8' 5" (3.25m x 2.57m)

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

En Suite

Suite comprising double shower cubicle, wash hand basin, low level WC, heated towel rail, fully tiled walls and skylight window.

Bedroom Two

10' x 8' 5" (3.05m x 2.57m)

Double glazed sash style window to the front aspect, fitted wardrobes and radiator.

Bedroom Three

7' 6" x 6' 8" (2.29m x 2.03m)

Obscure glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath, wash hand basin, low level WC, radiator, fully tiled walls and skylight.

Externally

Communal Garden

Beautifully landscaped communal gardens with decked seating area and pond.

Off Road Parking

Secure gated parking.



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Hospital Hill, Rothwell Kettering

- Character stone cottage
- Three bedrooms
- En suite to master
- Downstairs cloakroom
- Part of the Sovereign Heritage Development

Tenure: Freehold EPC Rating: D

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RWL107907 - 0002

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