



Market Hill, Rothwell Kettering NN14 6BW

welcome to

Market Hill, Rothwell Kettering

William H Brown are delighted to offer this three / four bedroom stone character property over three floors in the heart of Rothwell. Beautifully presented spacious accommodation close to all amenities. early viewing a must.



Entrance Hall

Entered via wooden door to the front aspect, stairs rising to first floor landing, featured covered radiator, deep skirting, high ceilings, dado rail and doors to:

Cloakroom

Suite comprising wash hand basin, tiling to splashback areas, low level WC and tiled flooring.

Lounge

12' 11" x 11' 6" (3.94m x 3.51m)

Door to large understairs cupboard, feature gas fireplace with stone flagged hearth, radiator, wooden flooring, picture rail and door leading to kitchen.

Dining Room

Sash window to the front aspect with shutters, feature gas fireplace with stone flagged hearth, coving to ceiling, built in shelving to alcove, radiator, high ceiling, deep skirting, wooden flooring and sash window to the rear aspect.

Kitchen

13' x 7' 8" (3.96m x 2.34m)

Fitted kitchen comprising wall and base units with wooden worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and hob with cooker hood over, space for American style fridge/ freezer, plumbing for washing machine, integrated dishwasher, wall mounted boiler, spotlights to ceiling, radiator, door to storage cupboard, access to loft space, Quarry tiled flooring, window to the side aspect and door to the rear aspect leading to rear courtyard.

Boot Room

7' 3" x 4' 3" (2.21m x 1.30m)

Wall and base units with worksurfaces over, radiator, deep skirting, Quarry tiled flooring, door to downstairs cloakroom and door to rear courtyard.

First Floor Landing

Stairs rising from entrance hall with carpet runners, double glazed sash window to the rear aspect, high bookcase shelving, radiator, deep skirting, dado rail stairs rising to second floor landing and doors leading to:

Bedroom One

14' 7" x 10' 11" (4.45m x 3.33m)

Stone mullioned lead window to the front aspect, cast iron fireplace and grate, built in shelving to arched alcove, high built in bookcase shelving, wooden flooring, deep skirting and radiator.

Bedroom Three

14' 7" x 11' (4.45m x 3.35m)

Double glazed leaded window over looking the church yard, deep skirting, sloped ceiling with exposed beam and radiator.

Bedroom Four/ Office

8' 11" x 4' 9" (2.72m x 1.45m)

Double glazed window to the side aspect, radiator, deep skirting, high ceiling, coving to ceiling and radiator.

Bathroom

Suite comprising 'L' shaped bath with jets, rainfall shower head over, additional hand held shower attachment and glass shower screen, enclosed vanity wash hand basin with drawers and low level WC with integrated flush, cast iron style radiator, deep skirting, fully tiled and double glazed obscure sash window to the rear aspect.

Second Floor Landing

Stairs rising from first floor landing with carpet runners, double glazed sash window to the rear aspect, access to loft space, door to large storage cupboard, deep skirting, high ceiling and doors leading to:

Bedroom Two

12' 10" x 9' (3.91m x 2.74m)

Double glazed sash window to the rear aspect, cast iron fireplace, deep skirting and panelling to walls.

Externally

Rear Garden

A low maintenance courtyard style garden with grey flagged stone tiles for seating area, outside tap and fully enclosed by brick walling with side gated access.



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welcome to

Market Hill, Rothwell Kettering

- Stone character property
- Two reception rooms
- Three double bedrooms
- Office / nursery / dressing room
- Many character features

Tenure: Freehold EPC Rating: E

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RWL107925 - 0003

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