

property details **approval form**

4 The Crescent, Rothwell, Kettering, Northamptonshire, NN14 6AG

Date: 22 May 2025

Property Ref and Version: RWL107970 - 0002

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**

offers in excess of £190,000

Tenure: Freehold

>> **key features**

- > Semi detached house
- > Two double bedrooms
- > Cul de sac location in Rothwell
- > Upstairs bathroom
- > Nicely presented
- > EPC Rating: D

>> **short description**

William H Brown are delighted to offer this nicely presented two double bedroom semi detached house. This property is situated in a cul de sac location in Rothwell. Separate lounge, kitchen / diner with french doors opening into the garden with decked seating area and wooden pergola.

>> **long description**

William H Brown are delighted to offer this nicely presented two double bedroom semi detached house. This property is situated in a cul de sac location in Rothwell. Separate lounge, kitchen / diner with French doors opening into the garden with decked seating area and wooden pergola. An upstairs bathroom makes this property a perfect first time buy.

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>> room description

Entrance Hall

Entry via double glazed front door, stairs, radiator.

Lounge

14' 6" x 12' 2" (4.42m x 3.71m)

Double glazed window to front aspect, door to understairs cupboard, radiator.

Kitchen

17' 7" x 8' 10" (5.36m x 2.69m)

Double glazed window to rear aspect, French doors to garden. Range of white high gloss wall and floor units with works surface over, Island / breakfast bar, integrated electric oven, hob and extractor, fridge freezer and washing machine. One and a half composite sink with mixer tap. Ceramic floor.

Landing

Double glazed window to side.

Bedroom One

13' x 10' (3.96m x 3.05m)

Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to rear, bath with shower over, low level WC, wash hand basin with cupboard below, cupboard housing combi boiler.

Externally

Rear Garden

Mainly laid to lawn with decked seating area and wooden Gazebo, further decked seating area with raised boarders, gravelled walkway, outside tap, rockery area.

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>> **room description**

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>> **property images**



Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP
T 01536 418888 **E** rothwell@williamhbrown.co.uk

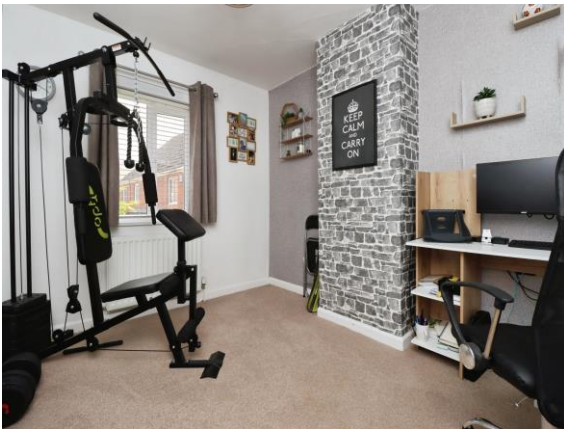
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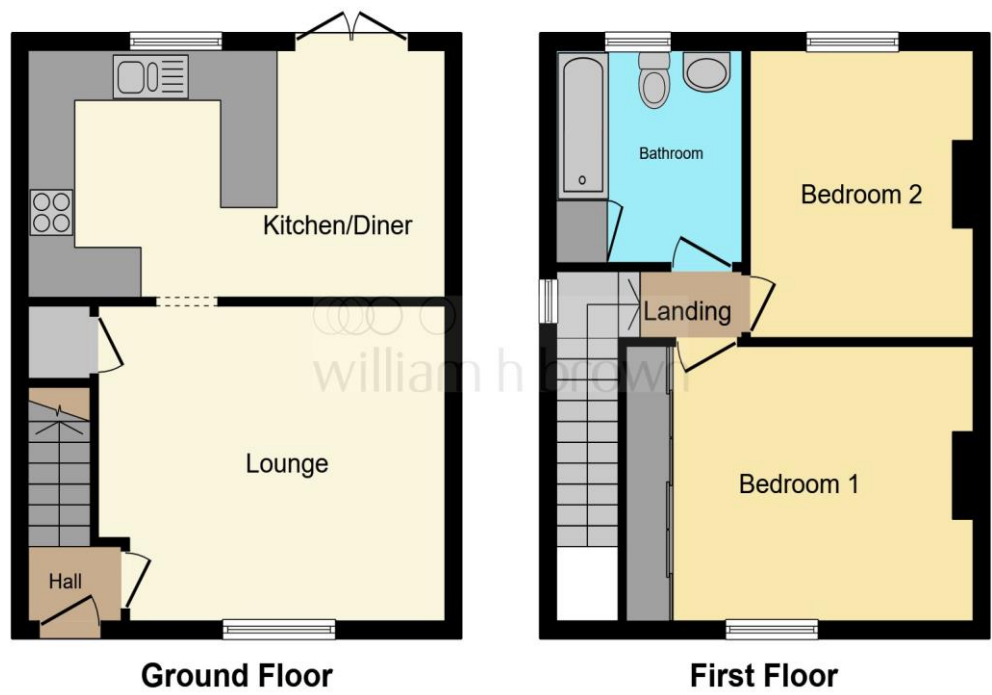
>> **property images**



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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		22/05/2025
Mr G.A. Wood		