



Cabot Close, Rothwell NN14 6SL

welcome to

Cabot Close, Rothwell

William H Brown are delighted to offer this two bedroom semi detached bungalow in a sought after location in Rothwell. This property has off road parking for several vehicles, a separate lounge, kitchen / diner /sun room and bathroom. Close to all amenities in a quiet close, this bungalow is ideal.



Entrance Hall

Entered via double glazed door with lead windows to the front aspect, door to storage cupboard housing the central heating boiler, radiator and door to lounge.

Lounge

16' 4" x 10' 10" (4.98m x 3.30m)

Double glazed window to the front aspect, fireplace with gas fire and radiator.

Dining Area / Sun Room

17' 8" x 9' (5.38m x 2.74m)

Double glazed window to the rear and side aspects, double glazed door to the rear aspect, radiator and tiled flooring.

Kitchen

8' 9" x 7' 8" (2.67m x 2.34m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, breakfast bar, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer and tiled flooring.

Bedroom One

12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed window to the rear aspect and radiator.

Bedroom Two

8' 8" x 7' 7" (2.64m x 2.31m)

Double glazed window to the side aspect, fitted wardrobes and radiator.

Bathroom

Double glazed obscure window to the side aspect, WC, wash hand basin, bath with shower over, part tiling and radiator.

Externally

Front

Block driveway with space for two cars.

Rear Garden

Mainly laid to lawn, patio providing a seating area, mature shrubs, shed and gated side access.



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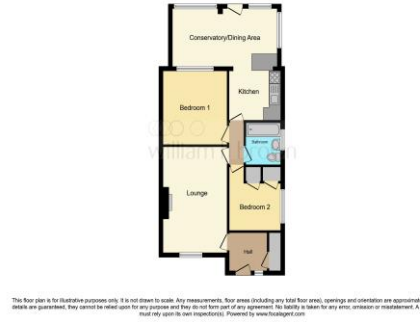
- Semi detached bungalow
- Ample off road parking
- Two bedrooms
- Close to amenities
- Pretty garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RWL107967 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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