



Barn Owl Drive, Rothwell Kettering NN14 6FR

welcome to

Barn Owl Drive, Rothwell Kettering

William H Brown are delighted to offer this two bedroom semi detached house with off road parking for two vehicles on the popular Woodland Valley estate in Rothwell. This perfect first time buy is offered at under market value for a quick sale. Only four years old and saving you thousands.



Entrance Hall

Entry Via composite front door leading to cloakroom, lounge and stairs, radiator.

Cloakroom

Obscure double glazed window to front aspect, low level W/C, wash hand basin and radiator.

Lounge

15' 2" x 9' 6" (4.62m x 2.90m)

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

Kitchen/Diner

12' 8" x 7' 6" (3.86m x 2.29m)

Double glazed window to rear French doors to garden, one and half stainless steel sink with mixer taps, gas hob with electric oven and extractor over, space and plumbing for washing machine and dishwasher, range of grey wall and floor cupboards with worksurface over, spotlights to ceiling.

First Floor Landing

Bedroom One

12' 10" x 9' 4" (3.91m x 2.84m)

Two double glazed windows to front, fitted storage cupboard, loft access and radiator.

Bedroom Two

12' 8" x 6' 9" (3.86m x 2.06m)

Double glazed window to rear and radiator.

Bathroom

Bath with shower over, pedestal wash hand basin, low level W/C, heated towel rail, obscure window to rear aspect.

Externally

Front

Blocked paved parking, gravel and bark beds with gate to rear.

Rear Garden

Low maintenance Astro turf, good size paved seating area, shed.



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Barn Owl Drive, Rothwell Kettering

- Semi detached house
- Off road parking for two vehicles
- Downstairs cloakroom
- 6 years NHBC guarantee
- PRICED TO SELL!

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RWL107962 - 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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