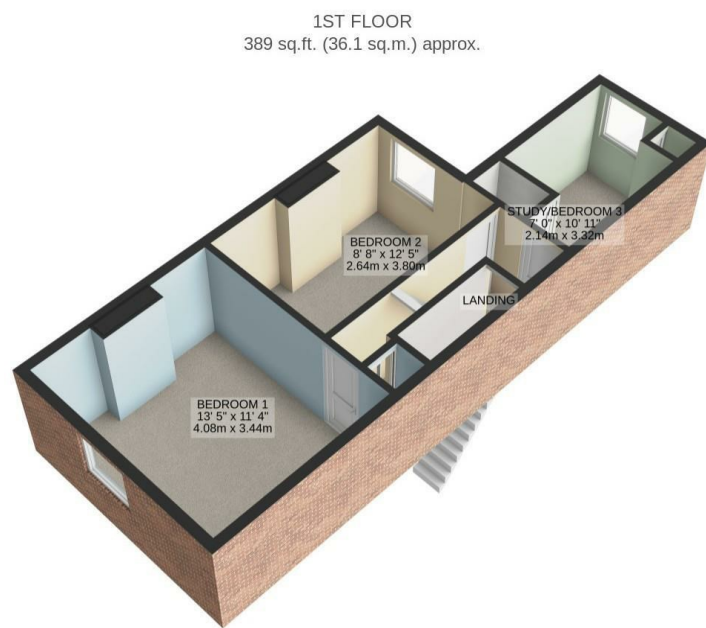
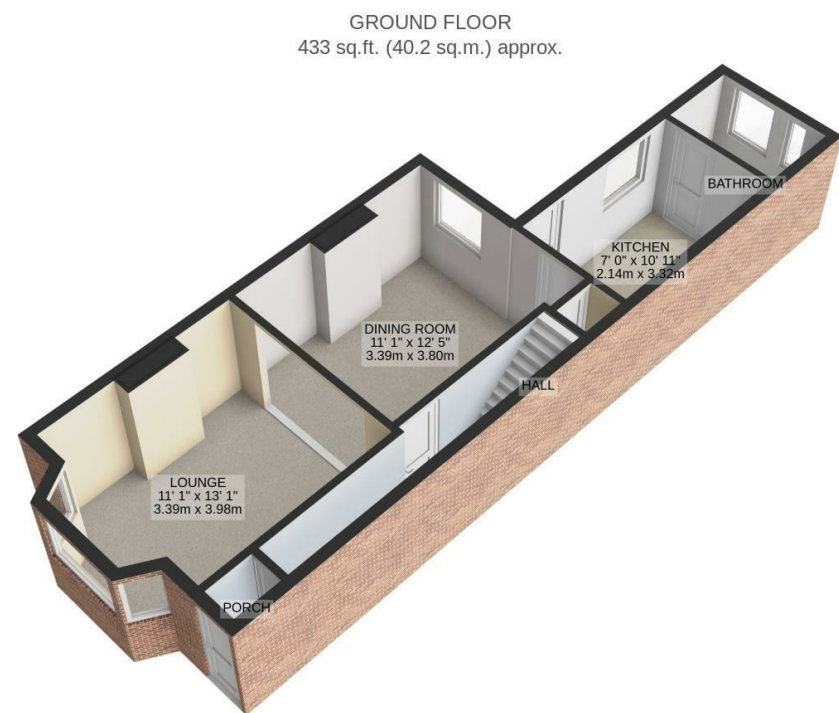


# Kettering Road, Rothwell NN14 6JP



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.



## Kettering Road, Rothwell NN14 6JP

- Three bedrooms including a Study or Cot Room
- Gas central heated and double glazed
- Particularly pleasant rear gardens
- Viewing recommended

PRICE  
£950

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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# Kettering Road, Rothwell NN14 6JP

PRICE £950

**\*\*IN PERSON AND VIDEO VIEWS AVAILABLE\*\*** Good size (c. 97 sq.m/1,045 sq.ft) three bedrooms including a Study or Cot Room, bay fronted terrace house with pleasant enclosed rear garden. Gas central heated and double glazed; Entrance Hall, Through Lounge/dining room with Open Fire, re-fitted Kitchen and built in Oven and Hob. Ground floor re-fitted Bathroom with shower over. Landing to Two double bedrooms and Study/Cot room. Front and rear garden areas.

A lovely home - Viewing recommended.

## ENTRANCE HALL

Enter Via double glazed door to front, radiator, stairs raising to first floor accommodation, wood laminated flooring, door through to open plan Lounge/Dining Room

## LOUNGE/SITTING ROOM

3.5m plus bay window x 3.4m  
Having double glazed bay window to front, gas radiator, feature open fire place with wooden surround, walk through to open plan Dining Area

## DINING ROOM

12'3" x 10'11" (3.75m x 3.33m )  
Having double glazed window to rear, gas radiator, wood laminated flooring, under stairs cupboard, further door to rear into Kitchen

## KITCHEN

8'10" x 11'2" (2.71m x 3.42m )  
Having double glazed window to side with additional door to side accessing garden, a range of refitted high gloss kitchen units at base and eye level, work tops, stainless steel sink and half drainer, built in appliances to include electric oven, gas hob and stainless steel extractor hood, tiling to all sensitive areas, tiled flooring, plumbing for automatic washing machine and space for tall fridge/freezer, additional door to rear into Bathroom

## CLOAKROOM/WC

Modern close coupled Wc and wash hand basin, opaque double glazed window

## BATHROOM

Double glazed window to rear, modern three piece suite

comprising panelled bath, with shower and screen over, low level WC, pedestal wash hand basin, tiling to all sensitive areas, radiator, tiled flooring

## LANDING

Doors to all rooms, to storage cupboard

## BEDROOM ONE

13'5" x 11'6" (4.11m x 3.52m )  
Good size double room having double glazed window to front, radiator

## BEDROOM TWO

Double room with double glazed window to rear, radiator

## BEDROOM THREE/STUDY

8'6" x 8'2" max (2.6m x 2.5m max )  
Measurements incorporating airing cupboard housing wall mounted boiler unit with shelving providing storage, double glazed window to rear and radiator

## OUTSIDE REAR

The rear garden is an additional feature with courtyard and paved patio areas, mainly laid to lawn garden with shrub and flower borders, outside tap



call to view 01536 418100

