

# Kettering Road, Rothwell NN14 6AF



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- 3 Bedrooms
- NO CHAIN
- Fitted Appliances
- Double Parking
- Very well presented

PRICE  
**£240,000**  
OFFERS IN EXCESS OF

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.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk





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PRICE £240,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\* OFFERED WITH NO CHAIN** is this Impressive three Storey Town House offered in excellent order throughout and offering off road parking for two vehicles. Reception Hall, Cloakroom WC, Kitchen/breakfast room with integrated appliances. Separate Lounge/sitting room. First floor to two (of the three) bedrooms and shower room (Jack-and-Jill with bedroom second bedroom. Second floor to Master bedroom with en-suite bathroom room. Front and private rear garden with gate to allocated Parking for two -

### ENTER

Via solid wooden door to front with lead paned obscured frontage into Entrance Hall

### ENTRANCE HALL

Doors to Kitchen/Dining Room, Lounge/Family Room, Cloakroom/WC plus stairs raising to first floor accommodation, gas radiator

### CLOAKROOM/WC

Low level WC, wall mounted wash hand basin, tiling to all sensitive areas, ceramic tiled flooring, gas radiator

### KITCHEN/DINING ROOM

16'6" x 8'2" (5.05m x 2.49m)  
Double glazed window to front, a range of newly fitted kitchen units at base and eye level with complimentary marble effect work tops, stainless steel sink and half drainer, built in appliances to include stainless steel electric oven, gas hob and stainless steel extractor fan, appliance space to include plumbing for automatic washing machine and dishwasher, tiling to all sensitive areas, open plan through to Dining Area with space for dining table and gas radiator, inset spot lights to ceiling, double glass paned doors to rear into Lounge/Family Room

### LOUNGE/FAMILY ROOM

15'3" x 12'0" (4.66m x 3.68m)  
Double glazed window to rear and double glazed French doors to rear accessing terrace and garden area, two gas radiator

### FIRST FLOOR LANDING

Double glazed window to front, doors to Bedrooms Two and Three plus access from Bedroom Two and Landing to Family Bathroom facilities, airing cupboard housing wall mounted boiler unit, gas radiator, stairs to second floor and Master Bedroom

### BEDROOM TWO

12'11" x 10'2" (3.94m x 3.1m)  
Double glazed window to rear, gas radiator, two double built in wardrobes with additional door accessing Family Bathroom

### BEDROOM THREE

9'4" x 8'9" (2.85m x 2.67m)  
Double glazed window to front, gas radiator

### SHOWER ROOM,

Three piece suite comprising of separate shower cubicle with electric Mira shower, glass curved shower screen, low level WC, pedestal wash basin, feature tiling to all sensitive areas, with ceramic tiled flooring, wall mounted chrome heated towel rail

### SECOND FLOOR LANDING

Access to Master Bedroom

### MASTER BEDROOM

10'4" x 14'7" narrowing to 11'5" (3.17m x 4.46m narrowing to 3.48m)  
Double glazed window to rear, gas radiator, additional door to En - Suite

### EN - SUITE BATHROOM

Double glazed sky light to front, panelled bath with chrome shower mixer, low level WC, pedestal wash hand basin, tiling to all sensitive areas, ceramic tiled flooring, gas radiator

### OUTSIDE FRONT

Hard standing slab patio path to front, landscaped frontage consisting of newly laid foliage and shrub borders, brick wall and wrought iron perimeter

### OUTSIDE REAR

Additional slab patio area with further path to rear, mainly laid to lawn with wooden fenced perimeter, gated access to rear

### DOUBLE PARKING

Allocated side by side parking to the rear for two vehicles

### DIRECTIONAL NOTE

Take right out of the Rothwell office, take the third right into Meeting Lane, at the end of Meeting Lane take the left onto Evison Road and continue to the bottom where Red hall Gardens development and the access to Kettering road property can be found on the left hand side



call to view 01536 418100

