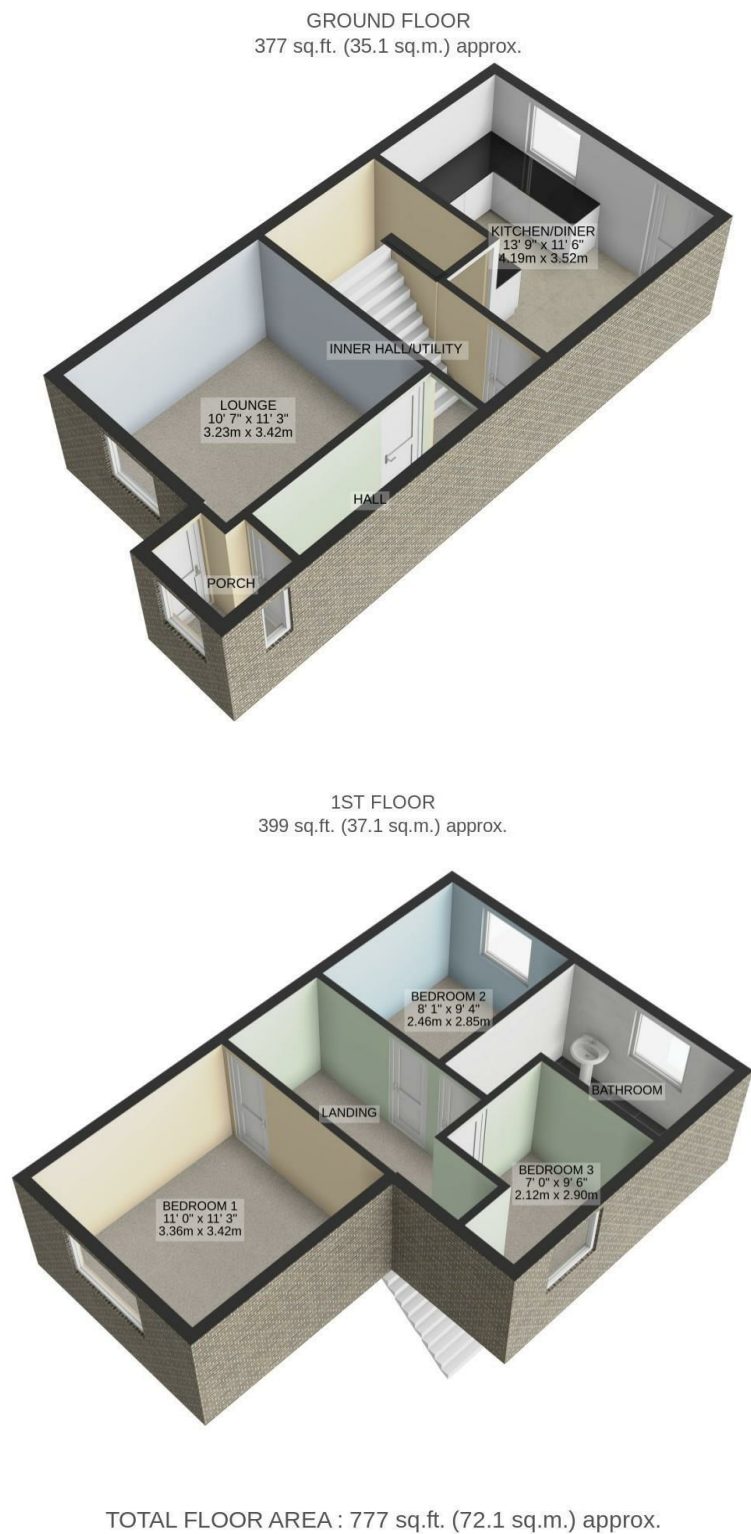


# Kettering Road, Rothwell NN14 6JR



## Kettering Road, Rothwell NN14 6JR

- THREE bedrooms
- Gas central heated
- Double glazed
- Front & Rear Garden areas
- NO CHAIN

PRICE  
**£159,950**  
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





**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*** Offered with NO CHAIN and THREE BEDROOM is this end terrace with gardens to the front and rear. The house is Gas central heated and Upvc double glazed. The overall accommodation comprises Entrance Hall, Lounge, Kitchen/Dining room with small Utility area. To the first floor is a Landing leading to three bedrooms (one double and two single) and a re-fitted Bathroom. Outside is the aforementioned front and larger enclosed rear gardens.

ENTRANCE PORCH

Via Upvc double glazed panelled door, double glazed window to the front and side, panelled door to Entrance Hall

ENTRANCE HALL

Having Stair case rising to first floor, single panelled radiator, glazed and timber doors to Kitchen/Dining Room and Lounge/Sitting Room

LOUNGE/SITTING ROOM

11'8" x 11'2" (3.56m x 3.42m )  
Having Double glazed window to the front with single panelled radiator under, open fire place with grate and hearth and feature archways with storage cupboards

KITCHEN/DINING ROON

13'10" x 11'5" (4.23m x 3.49m )  
Having double glazed window to the rear and double glazed panelled door offering outlook and access to rear garden, single bowl, single drainer sink unit with mixer tap, a range of high and base level cupboard units, with drawers, corner display units, work surfaces over with tiled surrounds, appliance space to include plumbing for washing machine, oven and four ring electric hob with extractor hood over, wine rack, wall mounted boiler, double panelled radiator, spot lights to ceiling, door way to additional storage/Utility area with storage and additional appliance space and further double panelled radiator

LANDING

Having Loft hatch, doors to all Three Bedrooms and Bathroom and single panelled radiator

BEDROOM ONE

11'3" x 10'0" (3.44m x 3.07m )  
Having Upvc double glazed window to the front with single panelled radiator under and cast iron fire surround

BEDROOM TWO

9'4" x 8'1" (2.86m x 2.47m )  
Having Upvc double glazed window to the rear with single panelled radiator under

BEDROOM THREE

9'8" x 7'1" (2.95m x 2.16m )  
Single room with Upvc double glazed window to the side and radiator

BATHROOM

Having obscured double glazed window to the rear, refitted three piece suite comprising of low level Wc, pedestal wash hand basin, twin grip panelled bath with mixer tap with shower attachment, plus shower and screen over with tiled surrounds and single panelled radiator

OUTSIDE FRONT

The front offers, pathway to entrance door with lawned areas and low level retaining brick wall

OUTSIDE REAR

Fully enclosed rear garden having immediate gravel patio stepping onto lawn garden stepping up to further gravel area, timber shed and gated access to shared pathway to front

