



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rushton Road, Rothwell

"Let There Be Light"

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"Let There Be Light"

This stunning semi detached home has been innovatively updated and improved creating a light filled interior ! The entrance has a fabulous clear glazed roof section with light flooding into the free flowing kitchen/dining room a great social space complimented by designer units, Quartz worksurfaces and select integrated appliances, the living room enjoys a cosy feel with a lovely feature fireplace with exposed red bricks. The shower room has a modern cool white suite and the two bedrooms are good sizes the master bedroom with built in wardrobes. Gas central heating and UPVC double glazed windows compliment the inside. Outside there is scope for off road parking (subject to planning permission and Kerbs being lowered) the garden is well kept with utility room for a washing machine and a useful brick built outbuilding. Rothwell's great choice of Restaurants and a wealth of amenities along with parklands walks are within easy reach!

Living Room - 3.51m x 3.25m (11'6" x 10'8")

Shower Room - 2.39m x 1.63m (7'10" x 5'4")

Kitchen/Dining Room - 3.56m x 3.02m (11'8" x 9'11")

Bedroom One - 3.51m x 3.25m (11'6" x 10'8")

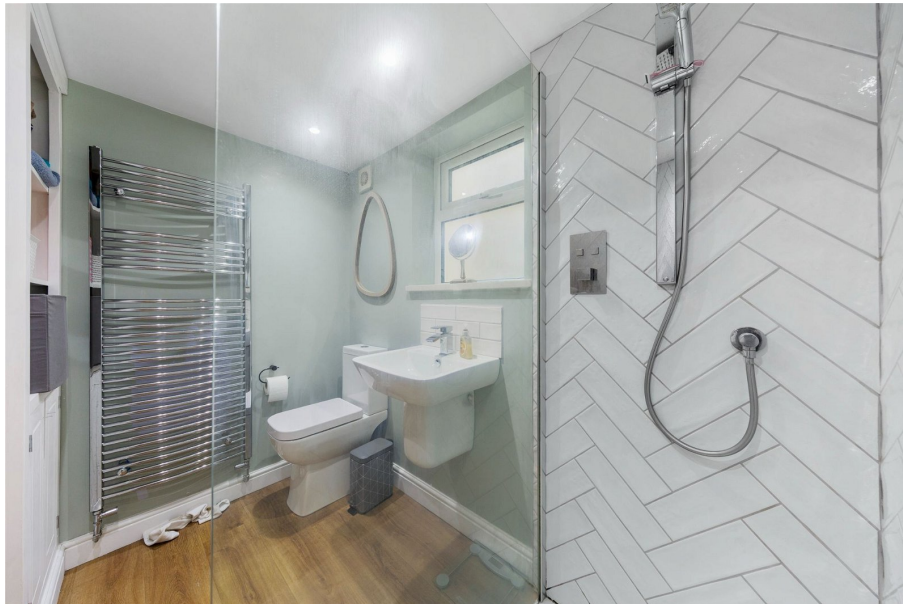
Bedroom Two - 2.62m x 2.16m (8'7" x 7'1")

Utility Room - 1.4m x 0.81m (4'7" x 2'8")





- Semi Detached House
- Two Bedrooms
- Shower Room
- Double glazing
- Gas Central Heating
- Parking
- West Facing Garden
- EPC Rating: C
- Council Tax: A



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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