



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Kettering Road, Rothwell NN14

"Independence House"

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## "Independence House"

Combining the charm and character of a period home with an extremely versatile, sprawling floor plan, this fabulous stone character residence occupies a significant plot, situated on the periphery of Rothwell. The entrance hall enjoys woodblock flooring in a herringbone design which extends through to the fabulous and versatile, snug with period working fire, the living room enjoys the warmth of a wood burner and flows to a study. The extensive kitchen dining room is a fantastic size and connects with a family room which could be an optional bedroom with nearby shower room. Upstairs the light filled split level landing leads to a principal bathroom and four double bedrooms, two with built-in wardrobes. Outside a sweeping tarmac driveway flanked by stone walling with raised borders with private parking, turning area and double garage, the significant rear garden is a great size enjoying an established feel. Conveniently located for Kettering, Market Harborough and the A14, as well of the heart of Rothwell with a wealth of amenities and great restaurants. Independent space and living for all the family.

**Living Room** - 3.86m x 3.76m (12'8" x 12'4")

**Snug/Dining Room** - 3.78m x 3.4m (12'5" x 11'2")

**Study** - 3.4m x 2.74m (11'2" x 9'0")

**Utility Room** - 2.44m x 2.01m (8'0" x 6'7")

**Shower Room** - 2.54m x 2.41m (8'4" x 7'11")

**Family Room/Bedroom 5** - 3.89m x 2.41m (12'9" x 7'11")

**Kitchen/Breakfast Room** - 6.91m x 3.4m (22'8" x 11'2")

**Bedroom 1** - 3.78m x 2.95m (12'5" x 9'8")

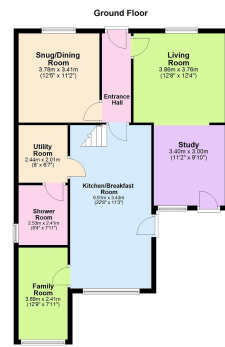
**Bedroom 2** - 3.76m x 3.3m (12'4" x 10'10")

**Bedroom 3** - 2.77m x 2.74m (9'1" x 9'0")

**Bedroom 4** - 3.4m x 2.24m (11'2" x 7'4")

**Bathroom** - 2.82m x 2.08m (9'3" x 6'10")





- Stone, Character House
- Double Garage
- Three Reception Rooms
- COUNCIL TAX: D
- Four Bedrooms
- Parking For Three/Four Cars
- Generous Rear Garden
- EPC RATING: D



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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