



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Playford Close, Rothwell NN14

"All the Right Ingredients"

3 1 3



"All the Right Ingredients"

You can't fail to be impressed by this spacious and beautifully presented three-bedroom detached property located on this highly desirable cul-de-sac location in Rothwell which offers easy access to Kettering, Market Harborough and the A14, as well as the heart of Rothwell with a wealth of amenities and great restaurants. The interior comprises entrance hallway, guest cloakroom, living room with feature fireplace, kitchen complimented by the utility room and formal dining/family room. In addition there is further versatile living space in the study/snug. Upstairs you will find the family bathroom along with three generous bedrooms, all of which are double in size. Outside the driveway provides off road parking and the property benefits further with expertly landscaped gardens which are immaculately kept and are home to a whole host of flowers, shrubs and small trees. A truly special plot and location and a property that's sure to impress.

Living Room - 4.52m x 3.48m (14'10" x 11'5")

Dining/Family Room - 4.8m x 2.72m (15'9" x 8'11")

Kitchen - 3.18m x 2.64m (10'5" x 8'8")

Study/Snug - 3.73m x 2.39m (12'3" x 7'10")

Utility Room - 2.41m x 2.08m (7'11" x 6'10")

WC - 1.5m x 0.99m (4'11" x 3'3")

Bedroom - 3.84m x 2.92m (12'7" x 9'7")

Bedroom - 3.56m x 2.64m (11'8" x 8'8")

Bedroom - 2.92m x 2.51m (9'7" x 8'3")

Bathroom - 1.65m x 2.49m (5'5" x 8'2")





Total area: approx. 111.4 sq. metres (1199.5 sq. feet)

- Detached House
- Three Double Bedrooms
- Three Reception Rooms
- Parking for Two Cars
- Landscaped Rear Garden
- Walking Distance To Local Amenities
- EPC RATING: PENDING
- COUNCIL TAX: D



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

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.

