



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Playford Close, Rothwell NN14

"Space to Play"

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## "Space to Play"

Family living, working from home or social space - you will find it all in this extended detached home set in this most desirable cul de sac. Commanding an elevated position, the back of the house and the garden enjoy distant views of countryside, a block paved private driveway flanked to either side by conifer trees provides parking for three/four cars and leads to a single, integral garage with electric door. The rear garden is arranged with easy care in mind with a timber decked area and artificial lawn. Inside there is an entrance vestibule, entrance hall, living room with contemporary, decorative fireplace, the kitchen/dining/family room is a great social space with select integrated appliances, the dining/family room with vaulted ceiling flooded the room with light. There is a separate utility room and guest cloakroom. Upstairs the landing leads to a principal bathroom and four bedrooms, three of which are double sized, the master with built in wardrobes and stunning en suite. The heart of Rothwell is moments away with a great choice of Restaurants, shops, schools and doctors, Market Harborough and the A14 are within easy reach.

**Living Room** - 4.62m x 3.48m (15'2" x 11'5")

**Dining Room** - 2.77m x 2.72m (9'1" x 8'11")

**Kitchen** - 4.95m x 3.18m (16'3" x 10'5")

**Utility Room** - 2.39m x 1.85m (7'10" x 6'1")

**Guest Cloakroom** - 1.47m x 1.02m (4'10" x 3'4")

**Garage** - 4.34m x 2.34m (14'3" x 7'8")

**Bedroom One** - 6.45m x 2.54m (21'2" x 8'4")

**Bedroom Two** - 3.91m x 3.56m (12'10" x 11'8")

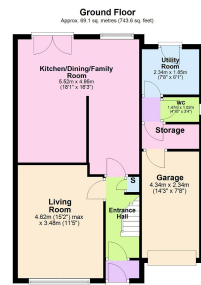
**Bedroom Three** - 3.43m x 2.9m (11'3" x 9'6")

**Bedroom Four** - 3m x 2.54m (9'10" x 8'4")

**Bathroom** - 2.51m x 1.65m (8'3" x 5'5")

**En suite** - 2.41m x 2.39m (7'11" x 7'10")





Total area: approx. 133.3 sq. metres (1434.7 sq. feet)

- Detached Home
- Four Bedrooms
- Parking for Three/four Cars
- EPC RATING: C
- Cul De Sac Location
- Guest Cloakroom and Utility Room
- Garage
- COUNCIL TAX: 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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