



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Greening Road, Rothwell NN14

"Blooming Marvelous"

3 1 3



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Will be your first words when you see the beautifully kept, generous gardens which adjoin this extended detached home. The garden has an array of colourful plantings, patio seating areas and a block built outbuilding which is a great size, perfect for storage, motorbikes or adapting for home working. The interior is equally impressive with a living room enjoying the warmth of a woodburner, a substantial free flowing kitchen/dining/family room, a great social space for all the family with bi-folding doors to the garden, there is a guest cloakroom and useful utility room/ study area. Upstairs you will find a well appointed principal bathroom and three bedrooms, two of which are double sized, the master with en suite. Gas central heating and UPVC double glazed windows complete the inside. A private driveway to the front offers parking for two/three cars and the rear garden is exceptional. The heart of Rothwell with great restaurants, schooling and a wealth of amenities are within easy reach as are Kettering and Market Harborough along with their respective railway lines. A spectacular home and garden!

Living Room - 5.49m x 3.35m (18'0" x 11'0")

Kitchen/Dining/Family Room - 7.47m x 5.36m (24'6" x 17'7")

Utility Room - 3.43m x 1.93m (11'3" x 6'4")

WC

Bedroom One - 3.89m x 3.23m (12'9" x 10'7")

Bedroom Three - 2.21m x 2.01m (7'3" x 6'7")

Bedroom Two - 3.53m x 3.4m (11'7" x 11'2")

Bathroom - 2.06m x 1.75m (6'9" x 5'9")

En suite - 2.26m x 1.7m (7'5" x 5'7")





- Parking For Two Cars
- EPC RATING: D
- Three Bedrooms
- Beautiful Established Garden
- COUNCIL TAX: D
- Three Reception Rooms
- Detached
- Ensuite and Bathroom



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.

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

