



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Fallow Road, Rothwell NN14 6FS

“Modern Classic”

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## "Modern Classic"

This impressive semi detached property is nestled on a generous plot within this most sought-after development. The stunning modern interior benefits from gas central heating and UPVC double glazed windows to include an entrance vestibule, generous living room which leads to the hallway and guest cloakroom. The kitchen/dining room is an ideal size with select integrated appliances and space for dining table and chairs. Upstairs on the first floor there are two double bedrooms and a principal bathroom. On the second floor there is principal bedroom with featuring an en suite. Outside the front garden there is a block paved driveway offering parking for up to three cars. The rear garden features an easily maintainable lawn and patio area ideal for garden furniture and entertaining guest. An exceptional home and location.

**Living Room** - 5.74m x 3.81m (18'10" x 12'6")

**Kitchen/Dining Room** - 3.81m x 2.51m (12'6" x 8'3")

**WC** - 1.73m x 1.4m (5'8" x 4'7")

**Bedroom One** - 4.72m x 2.69m (15'6" x 8'10")

**En suite** - 3.61m x 2.26m (11'10" x 7'5")

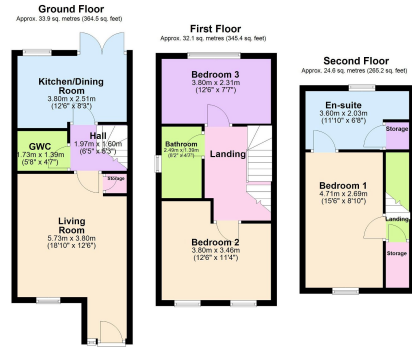
**Bedroom Two** - 3.81m x 3.45m (12'6" x 11'4")

**Bedroom Three** - 3.84m x 2.31m (12'7" x 7'7")

**Bathroom** - 2.49m x 1.7m (8'2" x 5'7")



- Semi Detached
- Three Bedrooms
- Guest Cloakroom
- Parking For Three Cars
- No Chain
- Lawned Rear Garden
- EPC RATING: B
- Council Tax: C



Total area: approx. 90.8 sq. metres (975.0 sq. feet)



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.

