



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Proclamation Avenue, Rothwell NN14

"Designer Living"

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## "Designer Living"

This exceptional and greatly improved three story mews home occupies a lovely position within this sort after development, with fabulous open views to the back. The heart of Rothwell is a short walk away offering schools, doctors surgery, fabulous restaurants and a wealth of amenities. The stylish interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, guest cloakroom, useful study/storage area and a free flowing kitchen/breakfast room with wood effect specialist flooring and select integrated appliances. Upstairs the living/dining room commands an elevated position to the first floor with attractive feature fireplace, the perfect vantage point from which to admire the outlook, a principal bathroom and three double bedrooms are arranged over two floors, the main bedroom with an ensuite. Outside a private driveway flanked to by established hedging provides parking for one car and leads to a single garage which has been reduced in size to create the study area. The rear garden has been landscaped with porcelain Patio and artificial lawn arranged with easy care in perfect for outdoor living. A seriously impressive home.

**Kitchen/Breakfast** - 4.52m x 2.84m (14'10" x 9'4")

**Study/Snug** - 2.51m x 2.44m (8'3" x 8'0")

**Guest WC** - 1.32m x 0.94m (4'4" x 3'1")

**Living/Dining/ Family Room** - 4.75m x 4.52m (15'7" x 14'10")

**Bedroom Three** - 3.05m x 2.69m (10'0" x 8'10")

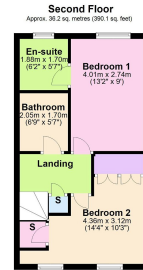
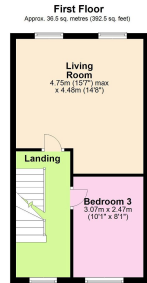
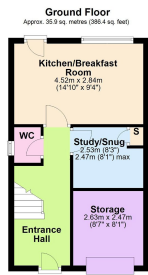
**Bedroom One** - 4.01m x 2.74m (13'2" x 9'0")

**En suite** - 1.88m x 1.7m (6'2" x 5'7")

**Bedroom Two** - 4.55m x 3.12m (14'11" x 10'3")

**Bathroom** - 2.06m x 1.73m (6'9" x 5'8")





Total area: approx. 108.6 sq. metres (1169.0 sq. feet)

- Three Storey
- Three Bedrooms
- Ensuite and Family Bathroom
- Council Tax: C
- Mews House
- Guest Cloakroom
- EPC RATING: Pending
- Parking



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.

