



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Harrington Road, Rothwell NN14

"Amazing Space"

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"Amazing Space"

This attractive character detached home is situated in the sought popular market town of Rothwell and offers the extra sizeable room dimensions associated with mature homes. The property comprises of an entrance hall leading to the generously sized living room with bay window, versatile snug/family room, generous dining room, kitchen, and guest cloakroom where you will also find access to the garden room and garage/car port. The first floor offers four bedrooms, three of which are double and a bathroom with separate room for low level WC. A private driveway offers parking for two cars leading to a single garage/car port. The rear sizeable rear gardens offer both lawns and a patio. Historic Rothwell enjoys a lovely array of Restaurants and excellent amenities.

Living Room - 5.03m x 3.66m (16'6" x 12'0")

Dining Room - 4.88m x 3.51m (16'0" x 11'6")

Family Room - 4.04m x 2.11m (13'3" x 6'11")

Kitchen - 5.59m x 2.67m (18'4" x 8'9")

Garden Room - 2.11m x 1.73m (6'11" x 5'8")

WC - 1.7m x 1.02m (5'7" x 3'4")

Garage - 5.79m x 2.9m (19'0" x 9'6")

Bedroom 1 - 3.96m x 3.94m (13'0" x 12'11")

Bedroom 2 - 4.8m x 2.67m (15'9" x 8'9")

Bedroom 4 - 2.72m x 2.24m (8'11" x 7'4")

Bathroom - 2.24m x 1.7m (7'4" x 5'7")

WC - 2.24m x 0.84m (7'4" x 2'9")



- Detached House
- No Chain
- Four Bedrooms
- Three Reception Rooms
- Parking for Two Cars
- Garden
- EPC RATING: PENDING
- COUNCIL TAX: D



Total area: approx. 171.4 sq. metres (1845.3 sq. feet)



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

