



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cabot Close, Rothwell NN14

"Convenient Living all on one level"

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"Convenient Living all on one level"

This very impressive, remodelled Semi-detached bungalow offers easy living situated in this most desirable Cul De Sac. The heart of Rothwell with regular markets, shops, great restaurants, doctors, and pharmacy are all within easy reach. The stylish interior includes an Entrance vestibule, Living room with feature fireplace and a free-flowing Kitchen/Dining/Garden room with integrated oven and hob, the perfect place from which to admire the garden. There are two double sized bedrooms and a principal bathroom. Gas central heating and UPVC double glazing completes the inside. The fore garden is arranged with easy care in mind, the rear garden is private enjoying a mature feel and a private driveway offers parking. The perfect home and setting!

Entrance Vestibule - 1.91m x 1.5m (6'3" x 4'11")

Living Room - 4.95m x 3.3m (16'3" x 10'10")

Kitchen - 2.31m x 2.24m (7'7" x 7'4")

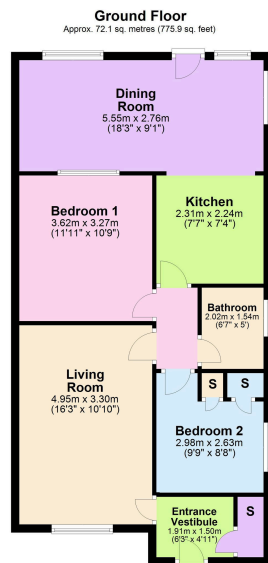
Dining Room - 5.56m x 2.77m (18'3" x 9'1")

Bedroom One - 3.63m x 3.28m (11'11" x 10'9")

Bedroom Two - 2.97m x 2.64m (9'9" x 8'8")

Bathroom - 2.01m x 1.65m (6'7" x 5'5")





Total area: approx. 72.1 sq. metres (775.9 sq. feet)

- COUNCIL TAX: B
- EPC RATING: PENDING
- Gas Central Heating
- Parking For Multiple Cars
- Two Bedrooms
- Semi Detached Bungalow



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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