



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Connolly Drive, Rothwell NN14

"Designer Living"

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"Designer Living"

This fantastic, extended detached home occupies a fabulous plot with parking and gardens to both the front and back. The stunning interior enjoys a designer finish and accommodation comprises generous reception hall, guest cloakroom, bay fronted living room flooded with natural light, substantial free flowing kitchen/dining room - the perfect social space and complimented by the utility room and the family room which could be used as a downstairs bedroom if required completes the ground floor. Upstairs the bathroom has been fitted recently and there are four bedrooms, three of which are double in size, the master with ensuite. The in-out driveway provides ample off road parking and the single garage comes complete with electric door. The private South-West facing gardens are well kept with natural stone patio. Schools, shops, amenities and parkland walks are close by .
Exceptional - come and see for yourself!

Living Room - 3.84m x 3.45m (12'7" x 11'4")

Kitchen/Dining Room - 6.86m x 3.58m (22'6" x 11'9")

Utility Room - 2.36m x 2.01m (7'9" x 6'7")

Family Room/Bedroom - 5.38m x 2.36m (17'8" x 7'9")

WC - 1.45m x 1.07m (4'9" x 3'6")

Garage - 3.23m x 5.82m (10'7" x 19'1")

Bedroom One - 3.89m x 3.12m (12'9" x 10'3")

En suite - 2.64m x 1.6m (8'8" x 5'3")

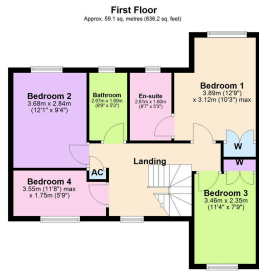
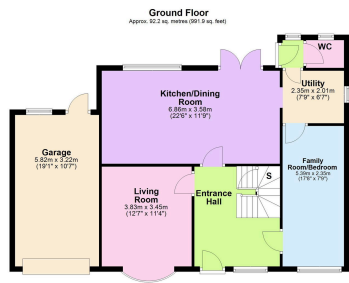
Bedroom Two - 3.68m x 2.84m (12'1" x 9'4")

Bedroom Three - 3.45m x 2.36m (11'4" x 7'9")

Bedroom Four - 3.56m x 1.75m (11'8" x 5'9")

Bathroom - 2.67m x 1.6m (8'9" x 5'3")





Total area: approx. 151.3 sq. metres (1628.1 sq. feet)

- Detached
- En-suite
- Garage
- Desirable Location
- COUNCIL TAX: E
- Four bedrooms
- South-West facing garden
- In-out Driveway
- EPC RATING: PENDING



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

