



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Otter Street, Rothwell NN14

"Contemporary Family Living Over Three Floors"

🛏 4 🍳 2 🛋 2



"Contemporary Family Living Over Three Floors"

This impressive four bedroom detached family home is nestled on a generous plot within this most sought-after development and offers versatile accommodation arranged over three floors. The property comprises entrance hallway, guest cloakroom, modern kitchen/dining room with integrated appliances and a peninsula, perfect for contemporary family living and the spacious living room features an attractive bay window. The bedroom accommodation is thoughtfully arranged over the upper floors, with the principal bedroom benefiting from built-in wardrobes and an ensuite shower room and an additional WC on the top level. The south-west facing rear garden offers an ideal outdoor entertaining space with a natural stone patio and artificial lawn, complemented by mature planted borders. The property further benefits from off-road parking and an oversized single garage.

Living Room - 5.64m x 3.1m (18'6" x 10'2")

Kitchen/Dining Room - 5.61m x 3.18m (18'5" x 10'5")

WC - 2.11m x 1.47m (6'11" x 4'10")

Bedroom 1 - 5.64m x 3.15m (18'6" x 10'4")

Bedroom 2 - 3.43m x 2.84m (11'3" x 9'4")

Bathroom - 2.84m x 2.11m (9'4" x 6'11")

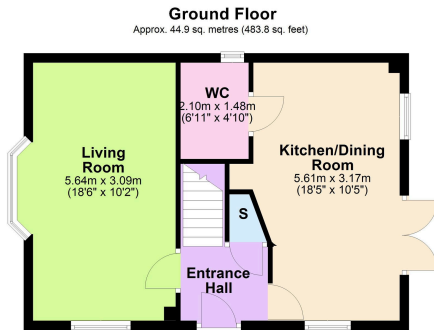
Ensuite - 2.18m x 1.19m (7'2" x 3'11")

Bedroom 3 - 4.14m x 3.2m (13'7" x 10'6")

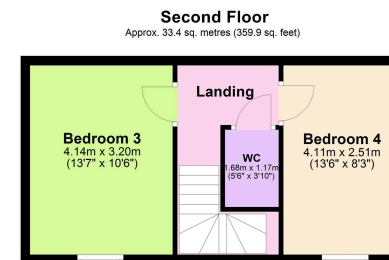
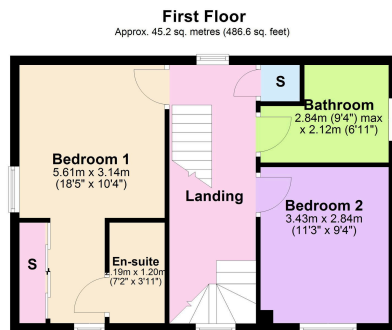
Bedroom 4 - 4.11m x 2.51m (13'6" x 8'3")

WC - 1.17m x 1.68m (3'10" x 5'6")





Total area: approx. 123.6 sq. metres (1330.3 sq. feet)



- Detached
- Oversized single Garage
- Four double Bedrooms
- Desirable Location
- EPC RATING: B
- Off road parking
- South-West facing garden
- En-suite
- Gas central heating and UVPC double glazed windows
- COUNCIL TAX: D



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

