

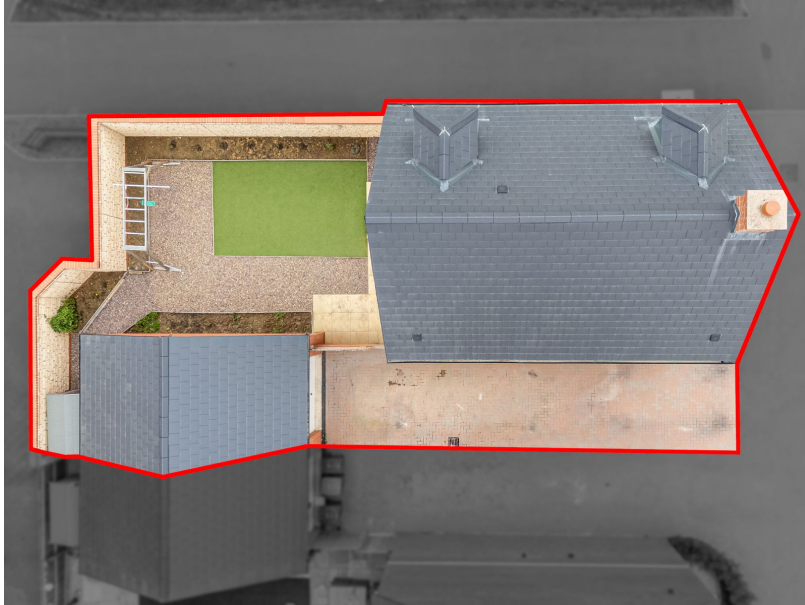


**HENDERSON
CONNELLAN**
ESTATE AGENTS

Fallow Road, Rothwell NN14

"Outstanding Upgrades"

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"Outstanding Upgrades"

You can't fail to be impressed by the high-quality finish of this family home. The current owners purchased the empty property and have meticulously renovated from top to bottom to an extremely high standard compared to the original model.

Occupying an envious position opposite the park and on this popular road with easy access to Rothwell and Kettering or Market Harborough along with their respective town centres and mainline railway stations. With underfloor heating to every room the inside comprises entrance hallway, bay fronted living room with lovely fireplace and mist effect fire, kitchen/dining room with high quality units and granite worksurfaces complimented by the cloakroom/utility room. Upstairs there are four double bedrooms arranged over two floors, all with built in wardrobes and the master with en-suite. Outside the driveway provides off road parking in front of the oversized detached garage and the rear garden offers a high degree of privacy, is enclosed by attractive stone walls and has been thoughtfully designed with low-maintenance in mind. Call us to discuss/book a private viewing. Recommended so that we can present the upgraded interior.

Living Room - 5.64m x 3.53m (18'6" x 11'7")

Kitchen/Dining Room - 5.56m x 3.12m (18'3" x 10'3")

WC/ Utility Room - 2.08m x 1.55m (6'10" x 5'1")

Bedroom One - 5.56m x 3.15m (18'3" x 10'4")

Ensuite - 2.21m x 1.17m (7'3" x 3'10")

Bedroom Two - 3.38m x 2.87m (11'1" x 9'5")

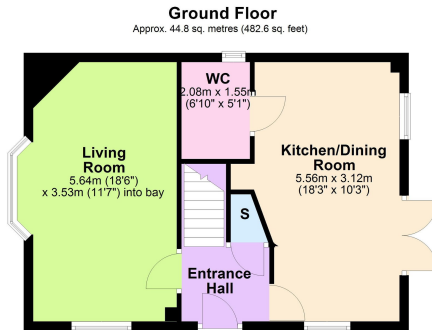
Bathroom - 2.87m x 2.18m (9'5" x 7'2")

Bedroom Three - 3.61m x 3.15m (11'10" x 10'4")

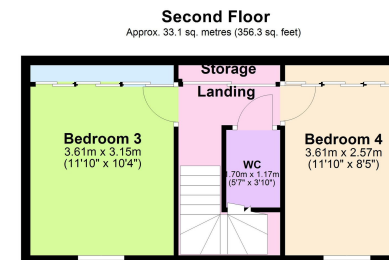
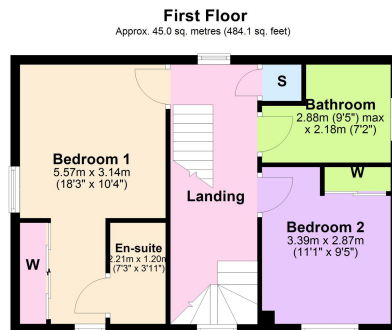
Bedroom Four - 3.61m x 2.57m (11'10" x 8'5")

WC - 1.7m x 1.17m (5'7" x 3'10")





Total area: approx. 122.9 sq. metres (1323.0 sq. feet)



- Fully upgraded to a high quality
- Detached
- Four double bedrooms all with built in wardrobes
- Underfloor heating throughout
- Stone construction
- Off road parking and garage
- Highly desirable location
- Opposite the park
- EPC RATING: B
- 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.

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