



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Hedgehog Drive, Rothwell, NN14

"Stylish Sanctuary"

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## "Stylish Sanctuary"

This impressive, detached home occupies an impressive plot within this most desirable development, a short walk from the heart of Rothwell with its bustling centre with a selection of great restaurants and amenities. Kettering and Market Harborough are within reach along with their main line railway. The contemporary styled interior benefits from gas central heating and UPVC double glazed windows to include entrance hallway with useful understairs storage, guest cloakroom, living room and free flowing, social kitchen/dining room with adjoining utility room. Upstairs there is a principal bathroom and are three double bedrooms with en-suite to the main room. Outside there is parking for three cars in front of a single garage with power and lighting, a lawned fore garden overlooking a small green. The rear garden has a patio and pebbled area perfect for outdoor living.

**Kitchen/Breakfast Room** - 2.79m x 5.49m (9'2" x 18'0")

**Living Room** - 3.53m x 3.91m (11'7" x 12'10")

**Utility** - 1.78m x 1.75m (5'10" x 5'9")

**WC** - 1.78m x 1.42m (5'10" x 4'8")

**Bedroom 1** - 3.28m x 3.91m (10'9" x 12'10")

**Ensuite** - 1.83m x 1.78m (6'0" x 5'10")

**Bedroom 2** - 2.87m x 2.92m (9'5" x 9'7")

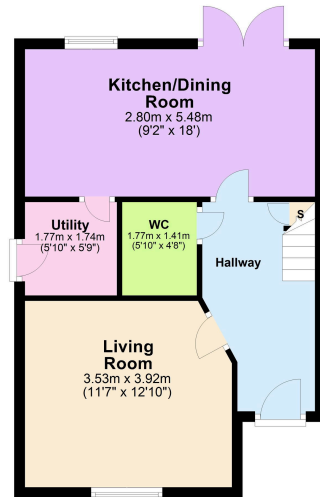
**Bedroom 3** - 2.87m x 2.49m (9'5" x 8'2")

**Bathroom** - 2.03m x 1.83m (6'8" x 6'0")



### Ground Floor

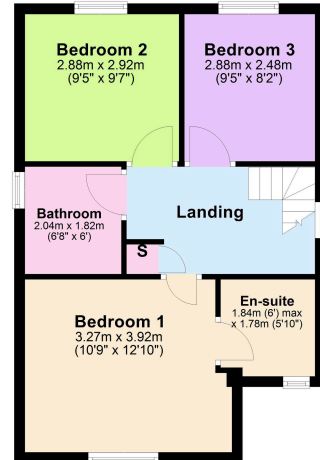
Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 86.5 sq. metres (930.8 sq. feet)

### First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



- Detached three bedroom home
- Open plan kitchen/dining room
- Downstairs guest bathroom
- En-suite to the principal room
- Sought after location
- Parking for three cars
- Single garage with power and lighting
- Good size rear garden
- EPC RATING: B
- COUNCIL TAX: D



15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

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.

