



**HENDERSON
CONNELLAN**
ESTATE AGENTS

16 Fallow Road,
"A Great Home On All Levels"

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"A Great Home On All Levels"

This fabulous semi detached home occupies a lovely position within this desirable development. The heart of Rothwell is a short walk away with a choice of Restaurants, shops, schools, doctors and amenities, both Kettering and Market Harborough along with their respective town centres and mainline railway stations are a short drive away. The stylish interior benefits from gas central heating, and UPVC double glazing, offered to the market with NO CHAIN. The entrance vestibule opens to the living room with a useful storage, there is a generous guest cloakroom and a modern, designer kitchen/dining room with integrated appliances and patio doors into the garden. Upstairs there are three double bedrooms arranged over two floors, the first floor with two bedrooms and the principal bathroom room, the whole of the second floor creates a fabulous main bedroom with ensuite. Outside is just as impressive with a private driveway for three cars, a pebbled frontage and a generous rear garden with porcelain patio great for outdoor living.

Living Room - 5.23m x 3.81m (17'2" x 12'6")

Guest Cloakroom- 1.78m x 1.75m (5'10" x 5'9")

Kitchen/Breakfast Room - 3.84m x 2.51m (12'7" x 8'3")

Bedroom Two - 3.81m x 3.43m (12'6" x 11'3")

Bedroom Three - 3.84m x 2.36m (12'7" x 7'9")

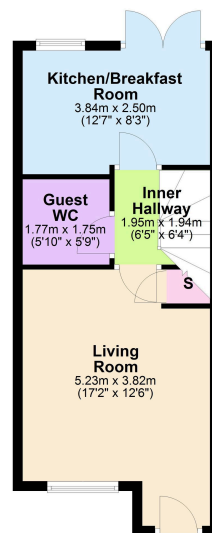
Bathroom - 2.46m x 1.7m (8'1" x 5'7")

Bedroom One - 4.32m x 2.79m (14'2" x 9'2")

Ensuite - 3.58m x 2.06m (11'9" x 6'9")

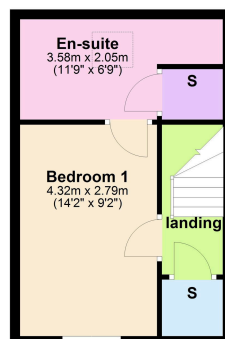


Ground Floor

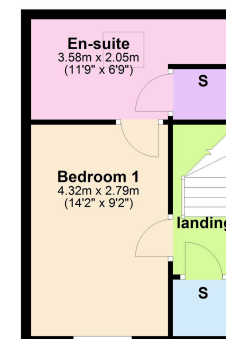


- NO CHAIN
- Semi-detached
- Guest cloakroom
- Lanscaped rear garden with porcelain tiles
- EPC RATING: B
- Nestled in a well sought after development in Rothwell
- Three double bedrooms over two floors
- Ensuite to main room
- Parking for three cars
- COUNCIL TAX: C

Second Floor



Second Floor



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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