



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Wales Street, Rothwell NN14
"Urban Cottage"

3 2 2



"Urban Cottage"

This sizeable, detached cottage is brimming with character discreetly positioned on the edge of Rothwell, yet only a short walk from the bustling heart of the town with a range of great Restaurants, shops, schools and doctors surgery. The interior has a fusion of period features and contemporary styling to include a fabulous, social kitchen/dining/family room, utility/guest cloakroom, snug and a light filled living room with triple aspect enjoying the warmth of a working fire. An inner hall is creatively used as a study with stairs to the first floor with a principal bathroom and three double bedrooms, the main bedroom with built in wardrobes and ensuite. Gas central heating and UPVC double glazed windows. Outside double gates lead to a private driveway with parking for two cars and the lovely garden has established plantings, manicured lawn, a decking ideal for sunny days as well as a shaded patio for those who wish to escape the sun. A very special home and setting.

Living Room - 5.74m x 3.4m (18'10" x 11'2")

Kitchen/Dining/Family - 5.18m x 3.91m (17'0" x 12'10")

Snug - 3.66m x 3.02m (12'0" x 9'11")

Utility Room/Guest WC - 2.51m x 1.83m (8'3" x 6'0")

Bedroom One - 4.11m x 3.66m (13'6" x 12'0")

Bedroom Two - 3.38m x 2.57m (11'1" x 8'5")

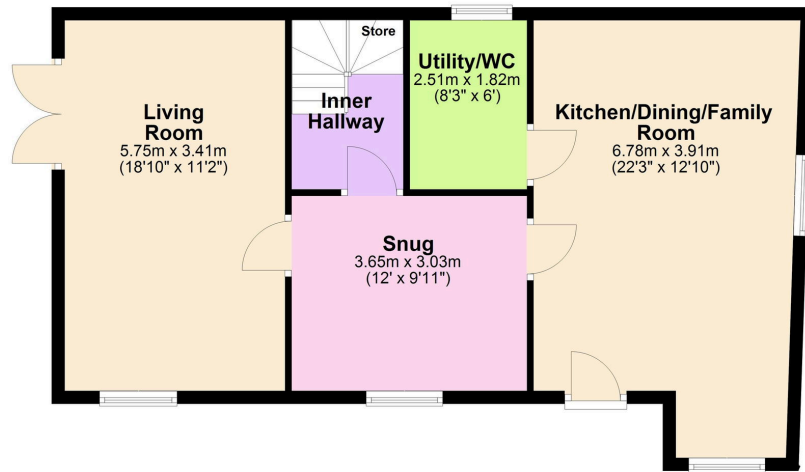
Bedroom Three - 3.63m x 3m (11'11" x 9'10")

Bathroom - 2.9m x 2.57m (9'6" x 8'5")



Ground Floor

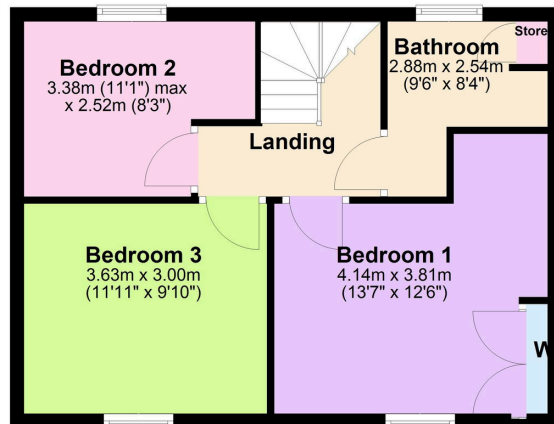
Approx. 66.6 sq. metres (716.5 sq. feet)



Total area: approx. 118.9 sq. metres (1280.3 sq. feet)

First Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



- Gas Central Heating
- UPVC Double Glazing
- Social Kitchen/Dining/Family Room
- Versatile Snug
- Principal Bathroom and three double Bedrooms
- Private driveway and lovely gardens.
- EPC RATING: PENDING
- COUNCIL TAX: C



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.

