



John Smith Avenue, Rothwell NN14
"Extended Living"

3 1 1



"Extended Living"

This extended semi-detached home is perfect for families and occupies a generous plot within this desirable cul-de-sac, just a short walk from the heart of Rothwell, offering a great selection of restaurants, shops, and amenities, as well as ultra-convenient access to both Kettering and Market Harborough along with their mainline railways. The interior benefits from gas central heating and double-glazed windows, comprising an entrance hall, a recently fitted extended kitchen/dining room, a free-flowing living room, and a versatile sun room overlooking the garden.

Upstairs, there is a principal bathroom and three bedrooms, two of which are double in size. Outside, there is a block-paved private driveway with parking for two cars and a well-kept enclosed rear garden which enjoys a high degree of privacy.

Living Room - 6.38m x 4.39m (20'11" x 14'5")

Kitchen/Breakfast Room - 5.84m x 3.02m (19'2" x 9'11")

Conservatory - 4.24m x 3.07m (13'11" x 10'1")

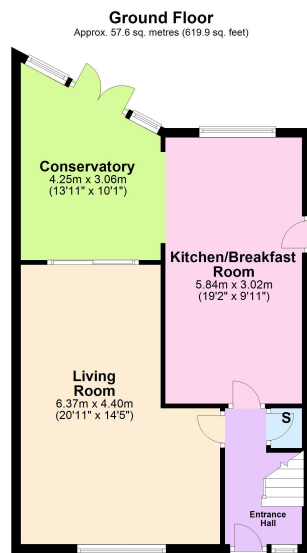
Bedroom One - 3.25m x 3.23m (10'8" x 10'7")

Bedroom Two - 3.23m x 3.07m (10'7" x 10'1")

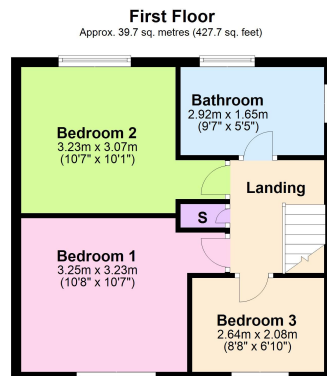
Bathroom - 2.92m x 1.65m (9'7" x 5'5")

Bedroom Three - 2.64m x 2.08m (8'8" x 6'10")





Total area: approx. 97.3 sq. metres (1047.6 sq. feet)



- Extended Semi-Detached Home
- Three Generous Bedrooms
- Parking for Two Cars
- Newly Fitted Kitchen
- Spacious Living Room
- Close to Local Amenities
- EPC RATING: D
- 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

