



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Jubilee Street, Rothwell NN14

"A Perfect Fit"

3 2 2



"A Perfect Fit"

Family living, working from home, social get togethers – there is plenty of space for all them in the generous end of mews home offering versatile living space. The heart of Rothwell is a short walk away with vibrant restaurants, independent shops, co-op and Tesco stores among a variety of other amenities, the A14 provides easy access to the M1 and M6 and Market Harborough is within easy reach. The stylish interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, guest cloakroom, a free flowing kitchen/dining/family room with integrated oven and hob. Upstairs the living room commands an elevated position with far reaching views, three bedrooms are arranged over two floors, the principal with ensuite in addition to the principal bathroom. Outside there is a paved and pebbled fore garden, private driveway leading to a single separate garage and a well-kept private rear garden.

Kitchen/Dining/ Family Room - 8.03m x 3.76m (26'4" x 12'4")

Guest WC - 1.4m x 1.27m (4'7" x 4'2")

Living Room - 4.17m x 3.76m (13'8" x 12'4")

Bathroom - 2.57m x 1.63m (8'5" x 5'4")

Bedroom Three - 3.73m x 3.25m (12'3" x 10'8")

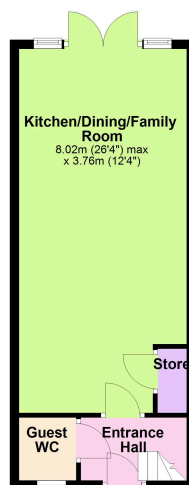
Bedroom Two - 3.76m x 3.35m (12'4" x 11'0")

Bedroom One - 4.19m x 3.12m (13'9" x 10'3")

Ensuite - 1.83m x 1.83m (6'0" x 6'0")

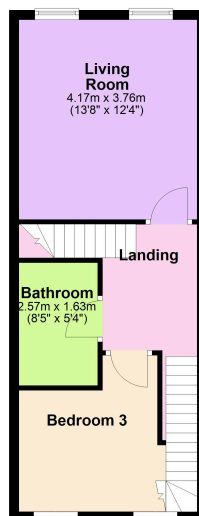


Ground Floor
Approx. 35.6 sq. metres (385.0 sq. feet)

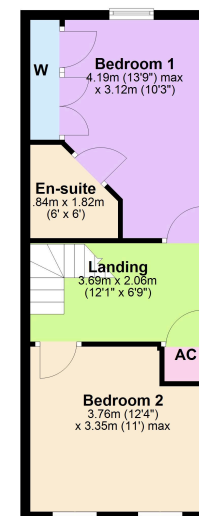


Total area: approx. 111.7 sq. metres (1202.1 sq. feet)

First Floor
Approx. 38.2 sq. metres (411.0 sq. feet)



Second Floor
Approx. 37.7 sq. metres (406.1 sq. feet)



- End of row
- Open plan kitchen/dining/ family room
- Three bedrooms over two floors
- En-suite to principal bedroom
- Low maintenance private garden
- Sought after location of Rothwell
- Single garage
- Parking for two cars
- EPC RATING: PENDING
- 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.

