



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Castle Hill, Rothwell

£160,000

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“Attention First Time Buyers, Investors and Downsizers!”

Situated in the heart of Rothwell just a stones’ throw from the town centre, this impressive late-Victorian property offers the perfect opportunity for first time buyers, investors and downsizers with its period features, high ceilings, spacious feel and a west facing rear garden!

Conveniently located within walking distance to the town centre with a variety of independent local shops and restaurants, pubs, a primary school, and with easy driving links into Kettering and Market Harborough.

Entrance through the timber and part glazed front door leading into the inviting living room with laminate flooring, a window to the front elevation injecting natural light and a period feature fireplace offering a focal point to the room.

Kitchen/breakfast room comprising ceramic tiled flooring, eye and base level fitted units, roll top work surfaces, a stainless-steel sink with a draining board, an integrated electric cooker with a four-ring electric hob, space for a washing machine and fridge/freezer, and a door leading out to the rear courtyard. Stairs lead up to the first floor landing and there is space for a four seater breakfast table and chairs neatly tucked under the stairs.

First floor landing with access to the attic via a hatch.

Spacious main bedroom benefitting from being double in size with laminate flooring, high ceilings and a window to the front elevation.

Well-appointed bathroom comprising ceramic tiled flooring, a spacious storage cupboard and a white three-piece suite to include a low-level WC, a wall-hung wash hand basin and an L-shaped bath with a fitted shower over and a glass screen. An Ideal Logic combi boiler sits on the wall fitted in 2020.

The property offers a neat and attractive period frontage enclosed by a low-level brick wall and a path leads up to the front door. An enclosed -west facing rear garden offers low maintenance design and features a blue bricked patio offering the ideal space to sit out and enjoy an afternoon drink and two brick built outhouses provide additional storage.

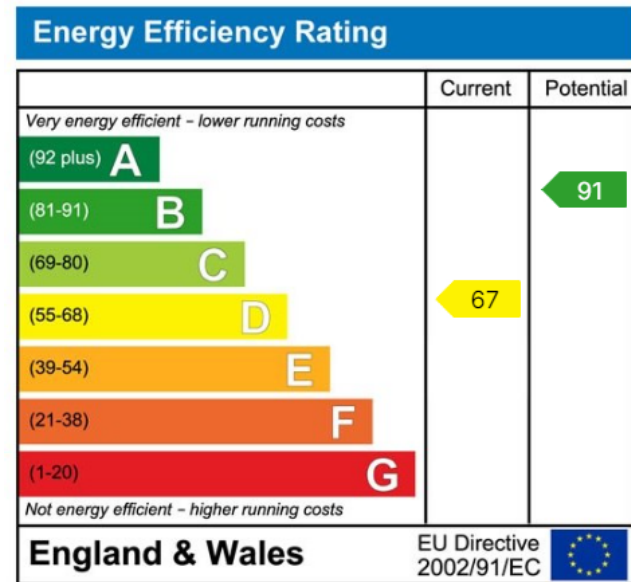
Kitchen/Breakfast Room - 3.28m x 2.84m (10'9" x 9'4")max

Living Room - 3.51m x 3.28m (11'6" x 10'9")

Main Bedroom - 3.35m x 3.28m (11'0" x 10'9")

Bathroom - 2.84m x 2.34m (9'4" x 7'8")max





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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