



Cecil Street, Rothwell Kettering NN14 6EZ

welcome to

Cecil Street, Rothwell Kettering

William H Brown are delighted to offer this three bedroom end of terraced house close to all local amenities in Rothwell. This property offers the added bonus of a bathroom and separate upstairs shower room, both with WC. The master bedroom has wall to wall fitted wardrobes and fitted drawers.

Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator, deep skirting and door leading to lounge.

Lounge

Double glazed Bay window to the front aspect, cast iron open fireplace with wooden surround, wall mounted lights, deep skirting and radiator.

Dining Area

Double glazed window to the rear aspect, door to understairs cupboard, deep skirting and radiator.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with five ring gas hob and cooker hood over, integrated dishwasher, space for fridge/ freezer, spotlights to ceiling, ceramic flooring and double glazed window to the side aspect.

Downstairs Bathroom

Suite comprising bath with mixer tap and hand held shower attachment over, wash hand basin, low level WC, door to cupboard with plumbing for washing machine, space for tumble dryer, radiator and double glazed obscured window to the rear aspect.

First Floor Landing

Stairs rising from entrance hall, access to loft space via fitted loft ladder, door to storage cupboard, deep skirting, radiator and doors leading to all rooms.

Bedroom One

Two double glazed windows to the front aspect, fitted wardrobes, deep skirting and radiator.

Bedroom Two

Double glazed window to the rear aspect, deep skirting and radiator.

Bedroom Three

Double glazed window to the rear aspect, deep skirting and radiator.

Shower Room

Suite comprising shower cubicle, vanity wash hand basin, low level WC, fully tiled and double glazed obscured window to the side aspect.



Externally

Front

Small frontage laid with paved patio and fully enclosed with dwarf brick walling.

Rear Garden

Mainly laid to lawn with paved seating area, mature shrubs, shed, gated access to the front aspect and fully enclosed with timber fencing.



view this property online williamhbrown.co.uk/Property/RWL108126



welcome to

Cecil Street, Rothwell Kettering

- Three bedroom end of terraced house
- Bathroom and separate shower room
- Down stairs wc
- Open plan lounge / diner
- Large shed / possible workstation

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in excess of

£220,000



Total floor area 104.2 m² (1,122 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/RWL108126



Property Ref:
RWL108126 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01536 418888



rothwell@williamhbrown.co.uk



2 Market Hill, Rothwell, KETTERING,
Northamptonshire, NN14 6EP



williamhbrown.co.uk