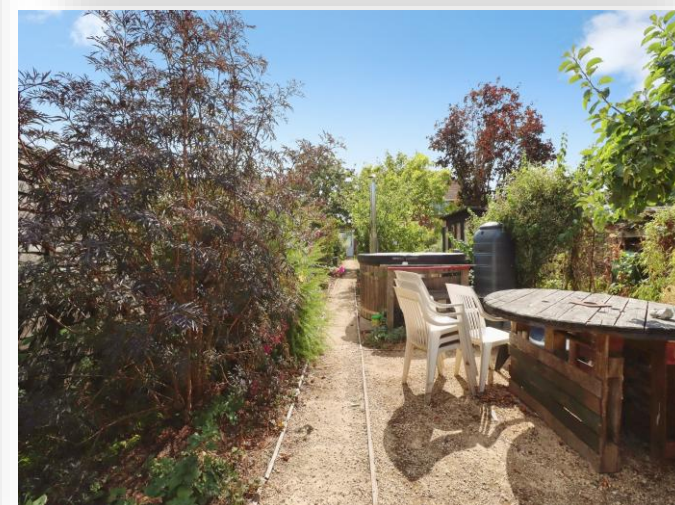




Nunnery Avenue, Rothwell KETTERING NN14 6JJ

welcome to

Nunnery Avenue, Rothwell KETTERING

William H Brown are delighted to present this impressive three-bedroom semi-detached home on the sought-after Nunnery Avenue in Rothwell. Boasting off-road parking for 2-3 vehicles, a car port, and a substantial rear garden complete with a wood-fired hot tub.

Entrance Hall

Entered via composite door with double glazed window, obscure glass double glazed window to the side aspect, doors to all rooms, stairs leading to first floor landing.

Side Entrance Hall

Entered via composite door, doors leading into downstairs w/c, utility room, the store and access to the rear garden.

Kitchen

Fitted Kitchen with high gloss wall and base units with worksurfaces over, two double glazed windows to the rear aspect, composite sink with mixer tap over, integrated dishwasher and cooker with extractor over.

Lounge/ Diner

Double glazed windows to the front aspect, a feature fireplace, french doors opening to the rear garden, radiators.

Utility Room

Space and plumbing for a washing machine and tumble dryer, heated towel rail.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the side aspect, storage cupboard and access to the loft space, doors to all rooms.

Bedroom One

Double glazed window to the rear aspect, radiator, fitted wardrobes and a picture rail.

Bedroom Two

Double glazed window to the front aspect, radiator and fitted wardrobes.

Bedroom Three

Double glazed window to the front aspect, radiator and fitted storage cupboard.

Bathroom

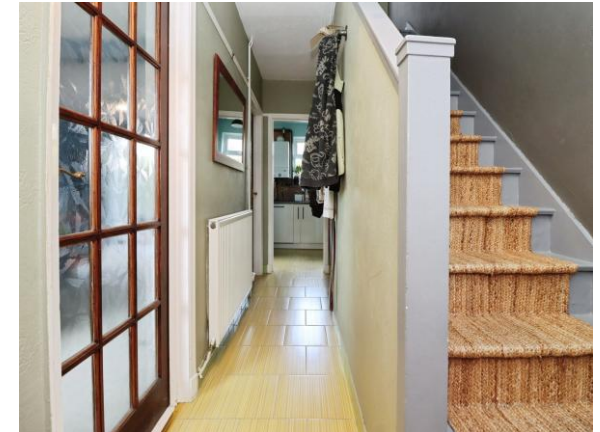
Obscure glass double glazed window to the side aspect, bath with a shower unit over, low level w/c with a pedestal sink basin and radiator.

Externally Front

Car port with EV charger, parking for two cars.

Rear Garden

Paved seating area, garden mainly laid to lawn with pathway leading to the bottom of the garden, mature trees and tropical plants, shed and storage area, brick outbuilding with power, art studio with power and lighting and wood burner inside, wood fired hot tub and two ponds.





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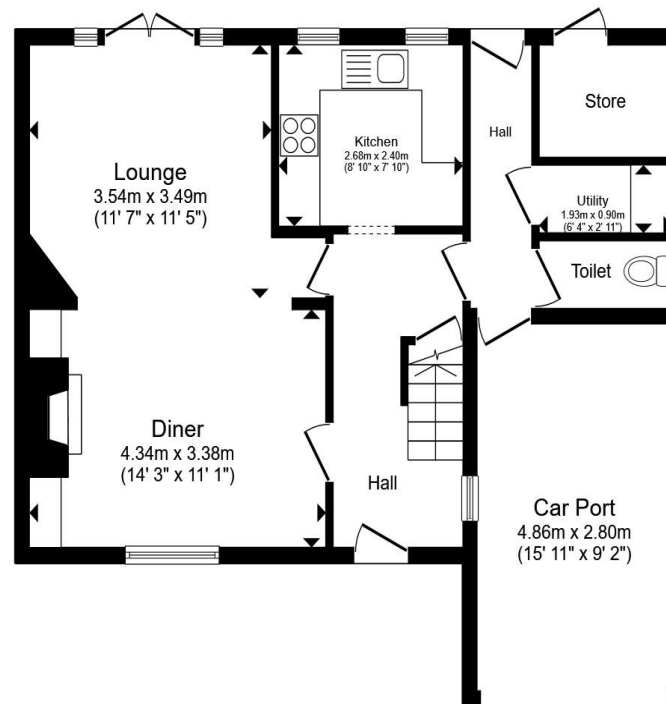
Nunnery Avenue, Rothwell KETTERING

- Three Bedrooms
- Off road parking
- Car Port with EV Charger
- Extensive Garden
- Wood-fired Hot Tub

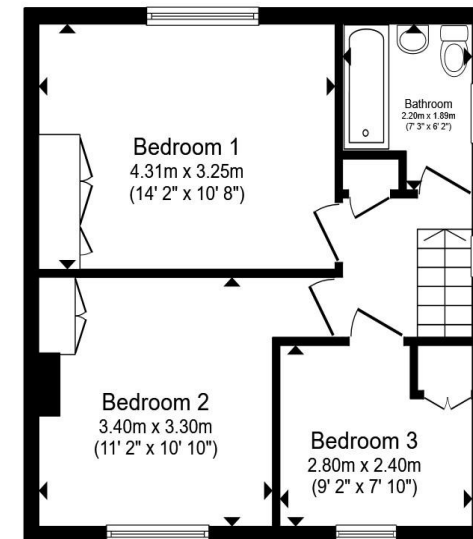
Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£235,000



Ground Floor



First Floor

Total floor area 95.6 m² (1,029 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



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Property Ref:
RWL108279 - 0003

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.


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