

**Well Lane, Rothwell Kettering NN14 6DQ**

welcome to

## Well Lane, Rothwell Kettering

William H Brown are delighted to offer this delightful character two bedroom apartment with the added bonus of a garage and off road parking. The apartment forms part of the Sovereign Heritage development in Rothwell, renowned for it's beautiful communal gardens and decking area, close to amenities.

### Entrance Hall

Entered via door to the front aspect, wall mounted intercom phone, access to fully boarded loft space via fitted ladder and doors leading to all rooms.

### Open Plan Lounge/ Dining Area

Two double glazed sash style windows to the side aspect overlooking green space and parking area, two radiators and deep skirting.

### Open Plan Kitchen Area

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and hob with extractor, integrated dishwasher, fridge/ freezer and washing machine, spotlights to ceiling and double glazed sash style window to the side aspect.

### Bedroom One

Double glazed sash style window to the side aspect, radiator and door leading to en suite.

### En Suite

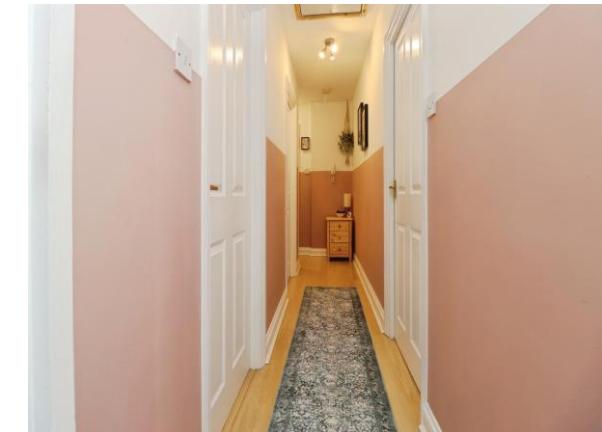
Suite comprising enclosed shower with mains shower over, wash hand basin with storage cupboard under, low level WC, fully tiled and extractor fan.

### Bedroom Two

Double glazed sash style window to the front aspect, door to built in storage cupboard with rail and shelving housing combi boiler, radiator and deep skirting.

### Bathroom

Suite comprising bath with shower and mixer tap over, wash hand basin with storage cupboard under, low level WC, radiator, fully tiled and obscured double glazed sash style window to the side aspect.



## Externally

### Front

Accesses via a small gated courtyard with steps up to the main intercom controlled door. Gravelled area to the side for outside usage.



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## Well Lane, Rothwell Kettering

- Character apartment
- Two bedrooms
- Garage and off road parking
- En suite to master
- Intercom door system

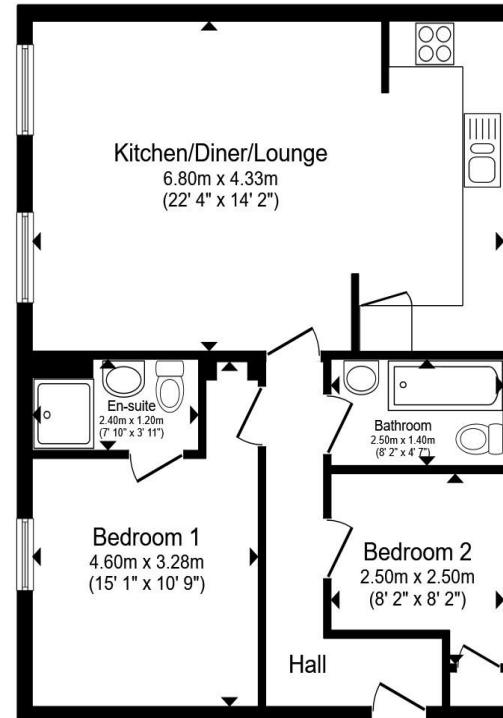
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£175,000**



**Floor Plan**

Total floor area 61.1 m<sup>2</sup> (658 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](http://www.propertybox.io)



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Property Ref:  
RWL108017 - 0003

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