

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.



view this property online williamhbrown.co.uk/Property/RWL108017



welcome to

Well Lane, Rothwell Kettering

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

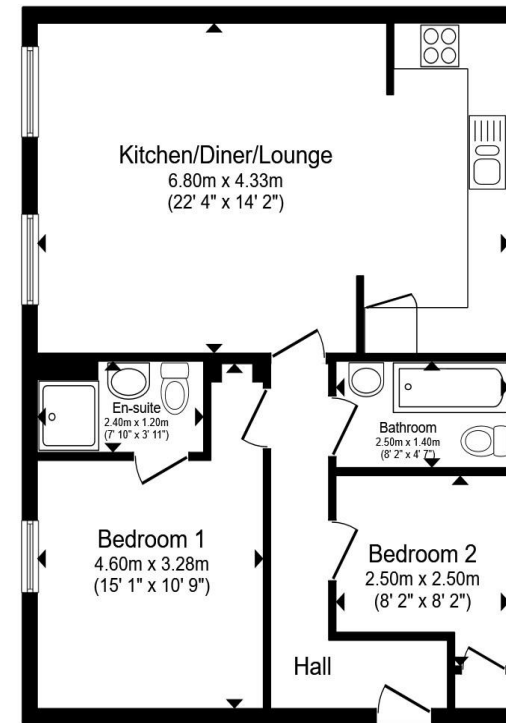
Tenure: Leasehold EPC Rating: C

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 m² (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


william
h brown

view this property online williamhbrown.co.uk/Property/RWL108017



Property Ref:
RWL108017 - 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.


william h brown



01536 418888



rothwell@williamhbrown.co.uk



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



williamhbrown.co.uk