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12 Barn Owl Drive, Rothwell, NN14 6FR

£290,000

A modern three storey, four bedroom family home offering substantial, well presented accommodation at a keen asking price. The property is situated in a pleasant location on the outskirts of the popular historic small market town of Rothwell, ideal for the commuter into the larger neighbouring town of Kettering and the A14/M6 road network. Accommodation briefly comprises to the ground floor an entrance hall, WC, fully fitted kitchen/breakfast room and dining room/study. To the first floor, there's a landing, lounge and bedroom with 'Jack & Jill' shower room accessed also from the landing. To the second floor there's the master bedroom with private en-suite, two further bedrooms and bathroom. Outside, there is also a private garden and off road parking for two/three cars. Adams & Jones are pleased to present the property to the market with no upward sales chain to aid a potentially swift completion.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall 17'6" x 6'2" (5.33m x 1.88m)

Accessed via composite front door. Double glazed window to the front elevation. Stairs rising to the first floor with under stairs storage cupboard. Fitted cloaks cupboard. Tile effect vinyl flooring. Radiator. Doors to rooms.

Cloakroom/WC 5'7" x 4'9" (1.70m x 1.45m)

Pedestal wash hand basin and low level WC. Radiator. Extractor fan. Tile effect vinyl flooring.

Study 10'4" x 7'6" (3.15m x 2.29m)

Double glazed window to the front elevation. Radiator.

Kitchen/Diner 15'11" x 11'5" (4.85m x 3.48m)

Range of modern fitted base and wall units. Laminate work surfaces and splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Stainless steel one and a half sink and drainer. Space and plumbing for automatic washing machine and dishwasher. Tile effect vinyl flooring. Radiator. Wall mounted gas fired combination central heating boiler. Double glazed window to the rear elevation. Double glazed French doors opening out to the rear garden.

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First Floor Landing

Timber balustrade. Stairs rising to the second floor. Doors to rooms.

Lounge/Diner 16'0" max x 13'0" max (4.88m max x 3.96m max)

Double glazed window to the front elevation. Double glazed French doors opening out to a Juliet balcony. Television point. Radiator.

Bedroom Two 13'10 x 8'11" (4.22m x 2.72m)

Double glazed window to the rear elevation. Radiator. Door to:-

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'Jack & Jill' Shower Room

With further door to the landing. Tiled shower cubicle with mains shower fitment Pedestal wash hand basin. Low level WC. Tile effect vinyl flooring. Radiator. Opaque double glazed window.

Second Floor Landing

Double glazed window to the side elevation. Timber balustrade. Access to loft space. Built in linen cupboard. Doors to rooms.

Master Bedroom 13'10" x 8'11" (4.22m x 2.72m)

Double glazed window to the front elevation Fitted double wardrobes. Radiator. Door to:-

En-Suite Shower Room

Shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Tile effect vinyl flooring. Radiator. Opaque double glazed window.

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Bedroom Three 11'3" x 8'10" (3.43m x 2.69m)

Double glazed window to the front elevation. Radiator.

Bedroom Four 9'5" x 6'7" (2.87m x 2.01m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Panelled bath. Pedestal wash hand basin. low level WC Complementary tiling. Tile effect vinyl flooring. Opaque double glazed window.

Outside

To the front of the property is a small lawn area. There is side block paved parking for two or three cars and gated side pedestrian access to the rear garden.

The rear garden is laid mainly to lawn with a paved patio area and timber garden store. It is enclosed by timber lap fencing.

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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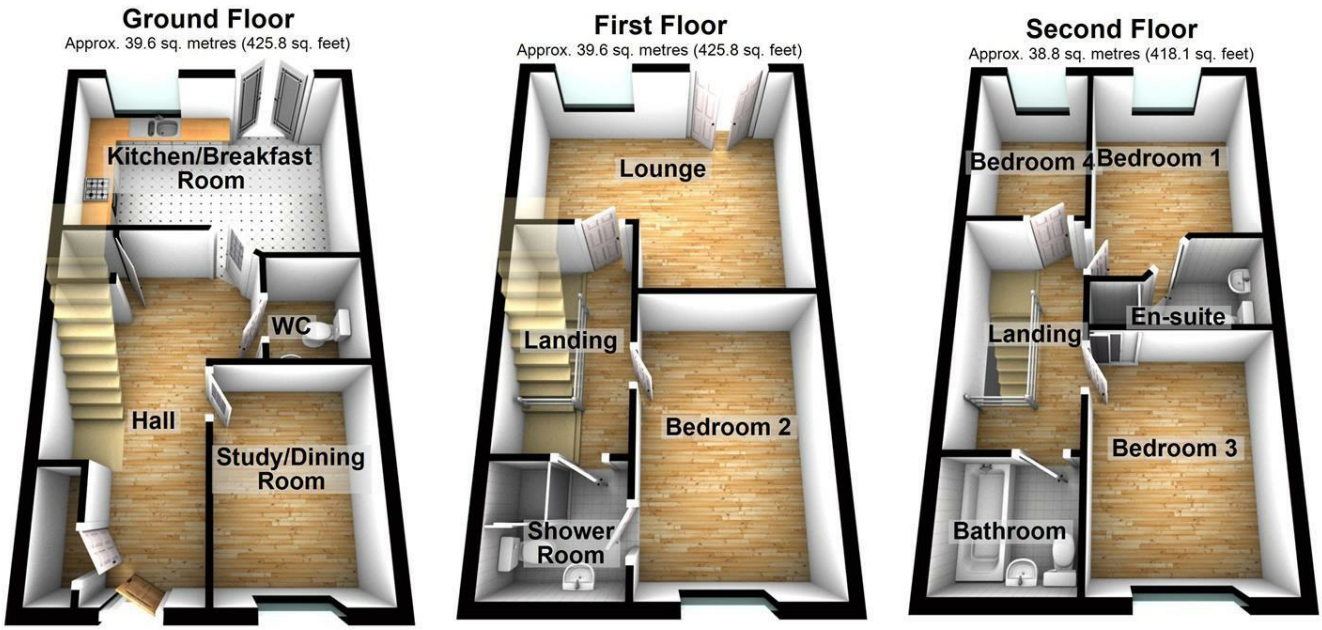
Floor Plan



Total area: approx. 118.0 sq. metres (1269.6 sq. feet)

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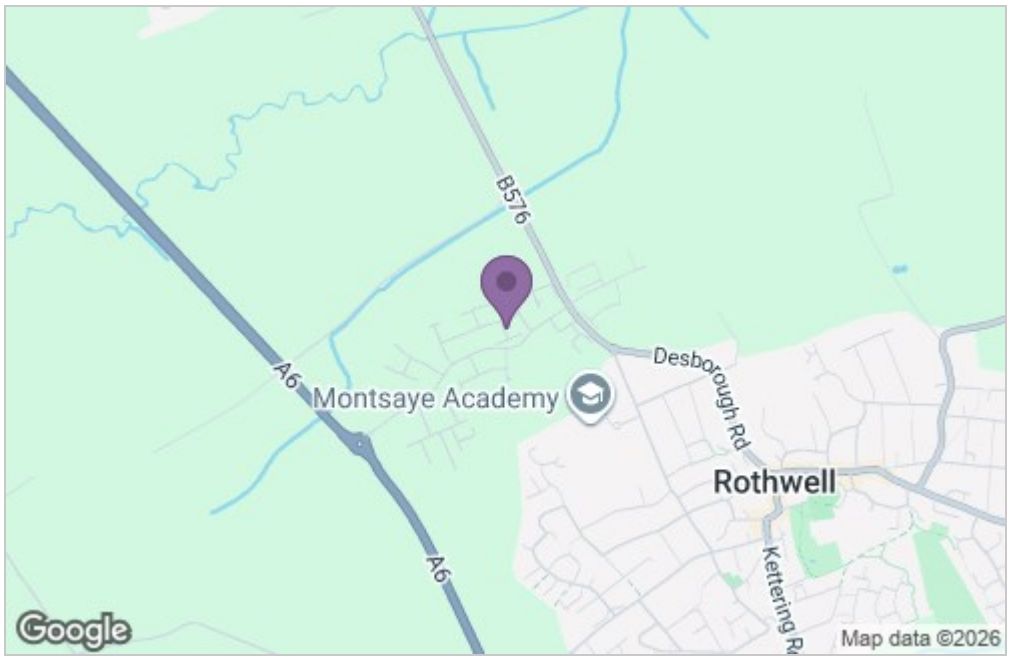
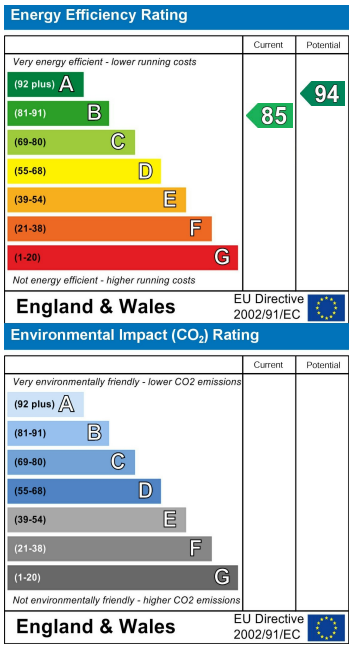
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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