

HENDERSON CONNELLAN

ESTATE AGENTS



Connolly Drive, Rothwell NN14

"Rising to the Occasion"

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Occupying an enviable elevated position in Rothwell, this stunning five-bedroom detached home has been completely transformed to an exceptional standard. Rothwell offers a fantastic range of restaurants, schools and amenities, as well as ultra-convenient access to both Kettering and Market Harborough. The property is seriously impressive both inside and out and has been renovated by the current owner to include entrance hallway, living room with feature fireplace, fabulous open plan kitchen/dining/family room fitted with designer units and granite worktops, complimented by the utility room. You will also find a guest cloakroom, versatile study/playroom and storage room on the ground floor. Upstairs you will find the family bathroom and five bedrooms, four of which are double in size and the main room with ensuite. Outside the block paved driveway provides ample parking and both the front and rear gardens have been professionally landscaped to include covered entertaining space with garden kitchen a seriously impressive space. With its impressive proportions, elevated setting and beautifully executed renovation, this is a home that truly rises above the rest.

Living Room - 5.84m x 3.07m (19'2" x 10'1")

Study/Play Room - 3.33m x 2.16m (10'11" x 7'1")

Kitchen/Dining/Family Room - 8.36m x 7.49m (27'5" x 24'7")

Utility Room - 2.64m x 2.36m (8'8" x 7'9")

GWC - 1.5m x 1.4m (4'11" x 4'7")

Store Room - 2.54m x 2.36m (8'4" x 7'9")

Ensuite - 2.69m x 1.7m (8'10" x 5'7")

Bedroom One - 5.51m x 3.66m (18'1" x 12'0")

Bedroom Two - 3.1m x 2.64m (10'2" x 8'8")

Bedroom Three - 3.33m x 2.64m (10'11" x 8'8")

Bedroom Four - 3.35m x 3.07m (11'0" x 10'1")

Bathroom - 3.05m x 2.16m (10'0" x 7'1")

Bedroom Five - 1.83m x 2.64m (6'0" x 8'8")

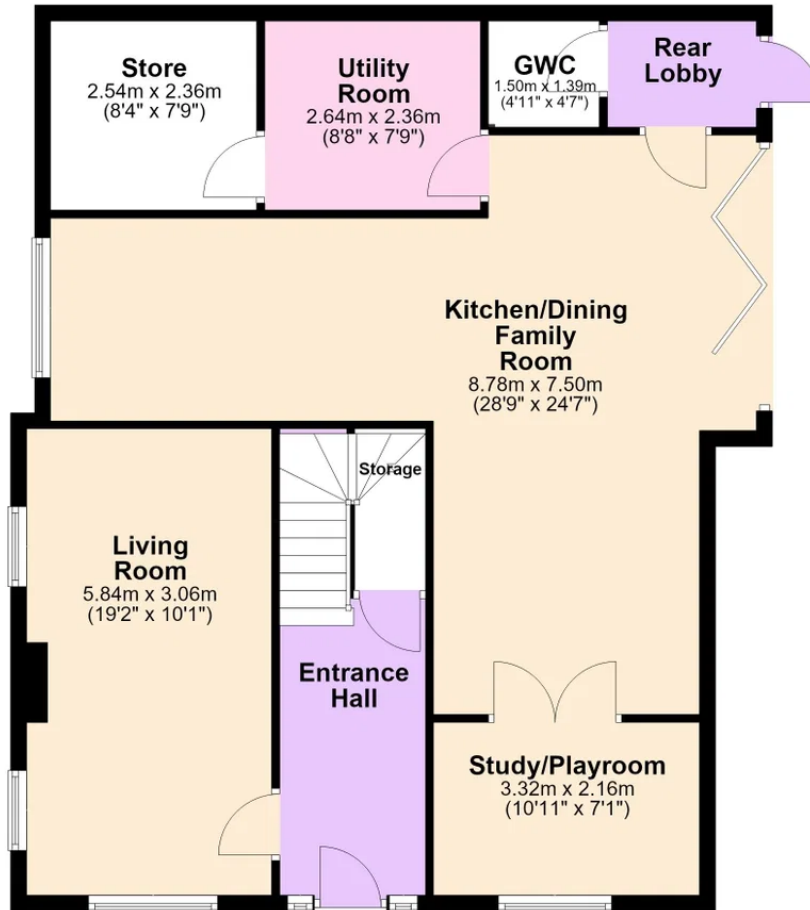
- Outstanding Quality Throughout
- Detached
- Five Bedrooms
- Gorgeous Views
- EPC RATING: PENDING
- COUNCIL TAX: E
- Tenure: Freehold





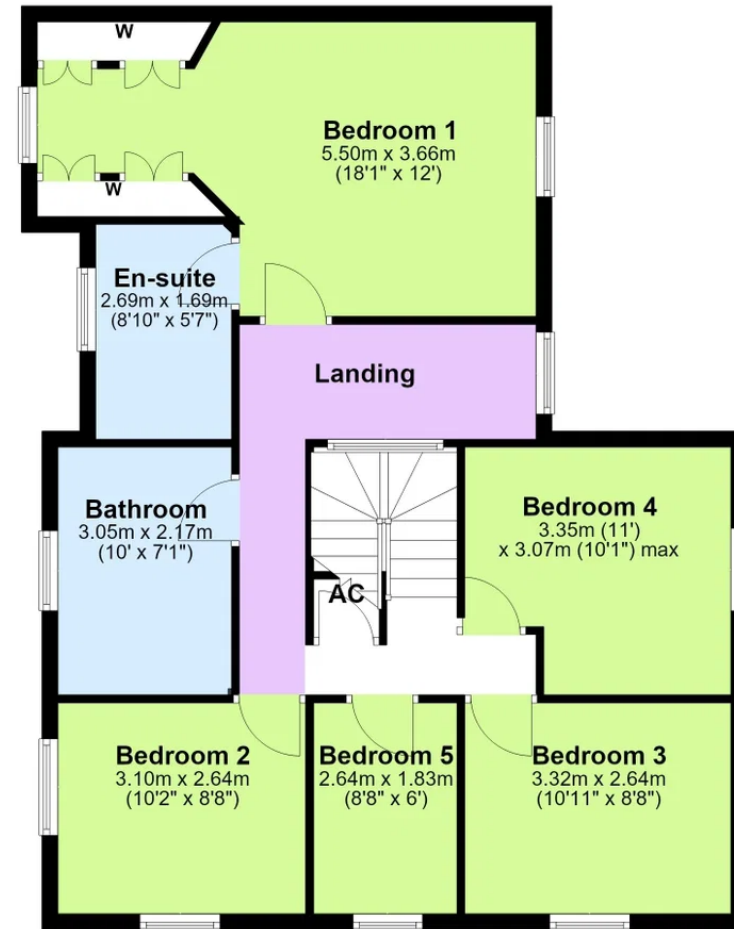
Ground Floor

Approx. 96.2 sq. metres (1035.9 sq. feet)



First Floor

Approx. 80.3 sq. metres (864.5 sq. feet)



Total area: approx. 176.6 sq. metres (1900.4 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

