

Plough Close, Rothwell Kettering **Freehold** £180,000

Pattison Lane

Key Features

2 1 C B

- End of Terraced Family Home
- Two Bedrooms
- Spacious Living Room
- Conservatory
- Single Garage with Parking

Perfectly positioned just a stone's throw from the heart of Rothwell, this beautifully maintained two-bedroom end-of-terrace home offers the ultimate in convenience.

Residents can enjoy immediate access to the town's vibrant selection of independent shops, cozy cafes, and traditional pubs, all while tucked away in a quiet, private cul-de-sac. For those commuting, the property benefits from exceptional road links, seamlessly connecting you to the wider region.







The ground floor is designed for modern living, beginning with a welcoming entrance hall that opens into a spacious, neutrally decorated living room. To the rear, a contemporary kitchen leads into a sun-filled conservatory-a versatile space that serves perfectly as a dining room or a bright garden room for year-round enjoyment.

Upstairs, the accommodation continues to impress. The primary bedroom is a generous retreat with ample space for storage, while the second bedroom offers the flexibility required for modern life-be it a guest room, a dedicated home office, or a sophisticated dressing area. A sleek, modern family bathroom completes the upper floor.

The property boasts an expansive, enclosed rear garden, offering a private outdoor sanctuary rarely found in such a central location.

Practicality is a priority, with the home featuring a single garage, an allocated parking space, and additional visitor parking available on a first-come, first-served basis.

Viewings are highly advised to appreciate all this home has to offer!





GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The accommodation comprises:

ENTRANCE PORCH

LIVING ROOM 13'6 x 12'10 max (4.11m x 3.91m)

KITCHEN / BREAKFAST ROOM 7'6 x 12'9 (2.28m x 3.88m)

CONSERVATORY 11' x 10' (3.35m x 3.04m)

FIRST FLOOR LANDING

BEDROOM ONE 9'7 x 12'10 (2.92m x 3.91m)

BEDROOM TWO 8'7 x 6'4 (2.61m x 1.93m)

BATHROOM 6'3 x 5'6 (1.90m x 1.67m)

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on: **01536 524425**

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