10 Crispin Street

Kettering, NN14 6BZ

Simpson Ellson

A MUST-VIEW HOME TO TRULY APPRECIATE THE SPACE ON OFFER –

This larger-than-average, three-storey Victorian terrace combines character features with modern living, set within the heart of Rothwell.

The accommodation is beautifully arranged, beginning with a spacious open-plan reception room that seamlessly blends living and dining areas, creating a sociable and versatile space ideal for both everyday living and entertaining. This leads through to a stylish dual-aspect kitchen, fitted with a range of contemporary gloss units, integrated appliances and ample storage, with direct access out to the garden.

Across the upper floors are three well-proportioned double bedrooms, two of which benefit from built-in storage, including a generous principal bedroom with a walk-in wardrobe. The top floor bedroom enjoys stunning elevated views across the Rothwell valley via two large skylight windows.

The family bathroom is particularly impressive, featuring a four-piece suite that beautifully combines period charm—such as a claw foot bath—with modern finishes.

Externally, the property continues to impress with a private, south-facing rear garden backing onto church grounds, offering a high degree of privacy. The garden is thoughtfully arranged with a patio seating area ideal for entertaining, along with additional storage space. To the front, there is a shared side access leading to the rear via a secure gated pathway.

Rothwell itself is a sought-after market town offering a wide range of amenities including independent shops, supermarkets, restaurants, a library and a post office. Well-regarded local schooling is within easy reach, along with a health centre and sports facilities. The location also provides excellent transport links, with quick access to the A6 and A14, and mainline railway stations available in nearby Kettering and Market Harborough.

This charming and spacious home offers the perfect blend of character, space and convenience—early viewing is highly recommended.

£200,000

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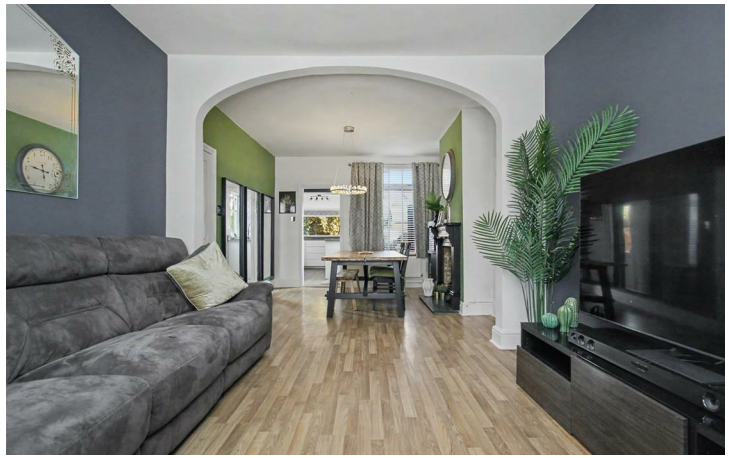

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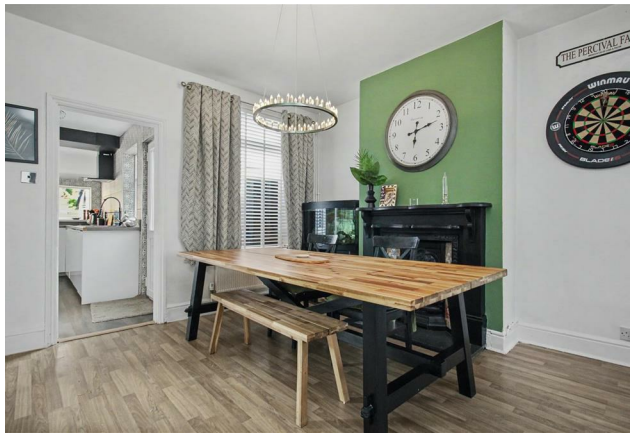
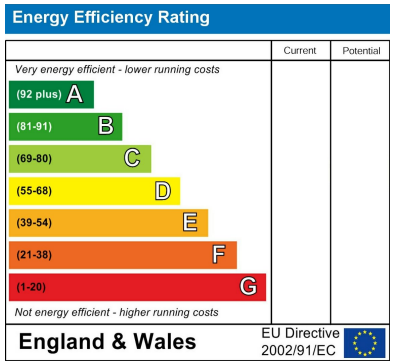
Ground Floor
Storage
Kitchen
15'3 x
7'10
Storage
Dining
Room
11'11 x
10'11
Hallway
Living
Room
11'11 x
10'11
First Floor
Bathroom
9'1 x
8'0
Bedroom 2
12'0 x
10'01
Storage
Bedroom 1
12'00 x
10'01
Walk-in
Wardrobe
Second Floor
Storage
Office/Bedroom 3
14'4 x
11'5
Storage




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive
2002/91/EC

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