









welcome to

School Lane, Rothwell Kettering

William H Brown are delighted to offer this rare opportunity to purchase a three bedroom detached house on a larger than average plot with detached triple garage in the heart of Rothwell requiring modernisation













Entrance Hall

Double glazed front door, door leading to lounge, deep skirting and radiator.

Cloakroom

Obscure double glazed window to side, low level wc, wash hand basin, heated towel rail.

Lounge

Double glazed bay window to front aspect, chimney with gas fire, deep skirting and radiator.

Dining Room

Double glazed bay window to front, dg window to side, fireplace with coal effect fire, two alcoves with shelving, deep skirting and radiator.

Kitchen

Range of wall and base units with workspace over, one and a half composite sink with mixer tap, electric oven and hob with extractor over, space and plumbing for washing machine, dishwasher, door to rear lobby area, dining room and cellar.

Lobby

Potential for utility room, double glazed door to garden and storage cupboard, downstairs cloakroom.

Landing

Staircase to all doors

Bedroom One

Double glazed bay window to front aspect, fitted wardrobe, wash hand basin, radiator.

Bedroom Two

Double glazed bay window to front aspect, radiator.

Bedroom Three

Double glazed window to side and front aspects, fitted wardrobes, deep skirting and radiator.

Bathroom

Obscure double glazed window to side aspect, low level wc, wash hand basin, bath with shower over, radiator.

Externally

Front

Off road parking for several vehicles.

Rear Garden

Gated access to front, paved seating area, walled garden mainly laid to lawn with mature trees and shrubs, gravelled area. Completely secluded in places.

Triple detached garage and summer house.





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School Lane, Rothwell Kettering

- Detached house
- Two reception rooms
- Three bedrooms
- Triple detached garage with off road parking
- Downstairs cloakroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£275,000









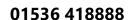
postcode not the actual property

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Property Ref: RWL108037 - 0004 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 quidance 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

rothwell@williamhbrown.co.uk



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



williamhbrown.co.uk

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.