



**School Lane, Rothwell Kettering NN14 6HZ**



**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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RWL108037 - 0004

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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.



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