



Hawkins Close, Rothwell **Freehold** £210,000

**Pattison
Lane**

Key Features

 3  1  C  B

- Three Bedroom Mid Terrace Home
- Spacious Living Room
- Kitchen / Dining Room
- Historic Market Town Location
- Downstairs Cloakroom

Perfectly positioned in a sought-after pocket of Rothwell, this well maintained three-bedroom family home offers the ideal balance of comfort and convenience. Just a short stroll from local shops and amenities, it's also perfectly placed for commuters needing quick access to major road links.



The ground floor opens with an inviting entrance hall, leading into a bright and airy living room designed for relaxation. To the rear, the open-plan kitchen / dining room serves as the heart of the home-perfect for hosting, with elegant sliding doors that seamlessly extend the living space into the garden. A practical downstairs cloakroom adds to the thoughtful layout.

Upstairs, the home continues to impress with three well-proportioned bedrooms, including two generous doubles, all served by a modern family bathroom.

Outside, the private, enclosed rear garden has been meticulously maintained, offering a peaceful retreat for outdoor dining.

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

The accommodation comprises:

ENTRANCE HALL

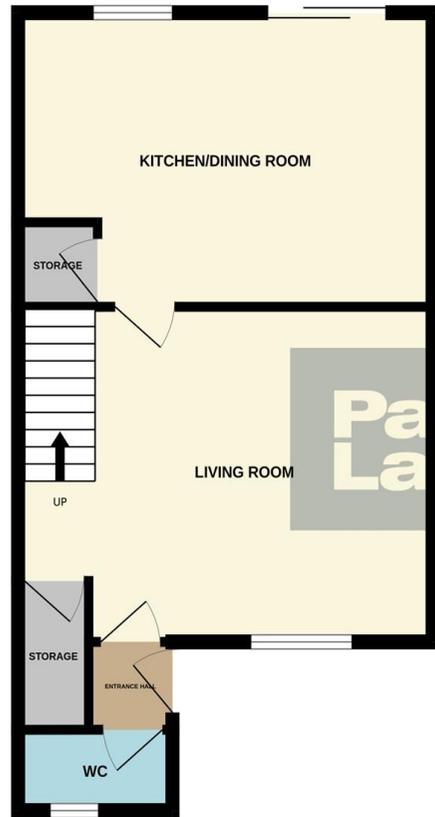
CLOAKROOM

LIVING ROOM 17'6 x 13'3 (5.33m x 4.03m)

KITCHEN / DINING ROOM 11'8 max x 17'5
(3.55m x 5.30m)



GROUND FLOOR



1ST FLOOR



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FIRST FLOOR LANDING

BEDROOM ONE 9'1 plus recess x 12'3 (2.76m x 3.73m)

BEDROOM TWO 11'6 plus recess x 10'5 (3.50m x 3.17m)

BEDROOM THREE 9'5 x 7'6 max (2.87m x 2.28m)

BATHROOM 5'5 x 6'10 (1.65m x 2.08m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

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 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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