

Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

Rothwell  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ



37 Rotton Row, Wellingborough, NN9 6HU  
Offers in the region of £475,000



3 1 2 D

A wonderfully presented red brick and stone cottage set within beautifully established and mature grounds, offering a charming blend of character, space, and versatility.

This delightful home provides well-balanced accommodation throughout. The ground floor comprises a welcoming sitting room, music room, garden room, family room, kitchen, utility room, and a guest cloakroom, creating flexible living spaces ideal for both family life and entertaining.

To the first floor are three well-proportioned double bedrooms, including a generous principal bedroom with en-suite facilities, complemented by a family bathroom.

Externally, the property is approached via double gates opening onto a gravelled driveway, providing ample off-road parking for several vehicles. The landscaped gardens are a true highlight, offering a wonderful sense of tranquillity and privacy. Extensive lawns are interspersed with paved seating areas and a wide variety of mature shrubs and bushes, creating multiple spaces for relaxation and outdoor enjoyment.

Within the grounds sits a versatile brick-built outbuilding, tastefully converted to provide an ideal workspace, studio, or potential annexe, complete with a W.C., making it perfect for home working or additional accommodation.

Overall, this is a charming and versatile country cottage set within superb gardens, perfectly suited to those seeking character, space, and a peaceful setting.

EPC - D  
Council Tax Band - D



**Sitting Room:**  
14'3" x 14'9" (4.36m x 4.50m)

**Music Room:**  
14'10" x 11'7" (4.53m x 3.54m)

**Garden Room**  
7'11" x 11'3" (2.43m x 3.44m)

**Family Room**  
19'3" x 13'8" (5.88m x 4.18m)

**Kitchen**  
9'6" x 13'5" (2.90m x 4.11m)

**Utility Room**  
10'7" x 4'1" (3.24m x 1.26m)

**Guest Cloakroom / W.C.**

**Bedroom One**  
13'7" x 19'2" (4.16m x 5.86m)

**Bedroom Two**  
14'9" x 10'10" (4.50m x 3.31m)

**Bedroom Three**  
10'8" x 11'7" (3.27m x 3.55m)

**Bathroom**