



12 Well Lane  
Rothwell, NN14 6DQ



**Simpson Ellson**

Spacious Two/Three Bedroom Ground Floor Apartment | Gated Off-Road Parking | No Chain | Town Centre Location

Offered to the market with no onward chain, this spacious ground floor apartment enjoys a convenient town centre location within easy reach of local amenities, parks and excellent transport links. Offering flexible accommodation, the property benefits from two double bedrooms, two reception rooms and secure gated off-road parking.

Internally, the apartment is well presented throughout and benefits from gas central heating and double glazing. The accommodation comprises a generous lounge, a fitted kitchen with integrated appliances, and a separate dining room which offers versatility and could easily be used as a third bedroom, home office or additional reception room.

Both bedrooms are generous doubles and feature built-in wardrobes, with the principal bedroom benefiting from an en-suite shower room. A separate family bathroom serves the remainder of the accommodation.

Outside, the property enjoys a small enclosed courtyard to the front, communal gardens and decking to the rear, together with a secure gated allocated parking space.

#### Key Features

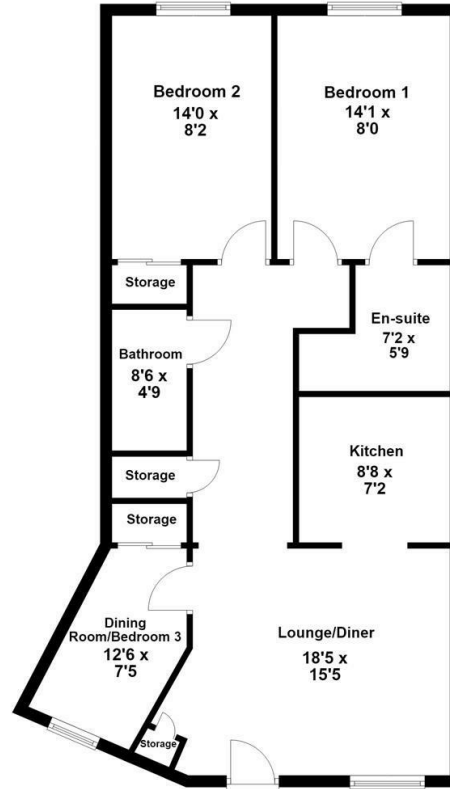
- Spacious ground floor apartment
- Flexible two/three bedroom accommodation
- Two double bedrooms with built-in wardrobes
- Separate dining room with potential for a third bedroom or home office
- En-suite shower room to principal bedroom
- Family bathroom
- Fitted kitchen with integrated appliances
- Double glazing and gas central heating
- Small enclosed courtyard and communal gardens
- Secure gated allocated off-road parking
- Town centre location close to amenities and parks
- Shops, supermarkets, restaurants and public houses all within walking distance
- No onward chain

Situated in the historic market town of Rothwell, the property enjoys excellent access to the A14, M1 and M6, with Kettering railway station approximately five miles away.


£159,995



Ground Floor



Energy Efficiency Rating

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





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