



Coronation Avenue, Rothwell Kettering **Freehold** £220,000

**Pattison
Lane**

Key Features

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- No Onward Chain Mid-Terrace Property
- Centrally Located Within the Heart of Rothwell
- Two Double Sized Bedrooms
- Open Plan Living / Dining Room
- Downstairs Modern Shower Room

Nestled in a discreet and peaceful setting but within reach of central amenities, this period mews property delivers the ultimate blend of historic character and contemporary living. Backing directly onto picturesque local playing fields and scenic countryside views, it offers a tranquil retreat while remaining just a short, convenient stroll from the vibrant town centre, local shops, and popular restaurants. Complete with off-road parking and a detached garage, this is a truly standout home in a premier location.

Welcomed via the Kitchen, this bright, functional culinary space featuring fitted base units, durable roll-top work surfaces, an integrated oven, a four-ring ceramic hob with an extractor, and designated space for laundry appliances. The flowing layout opens seamlessly into the dining area, which



includes useful under-stairs storage and flexible space for freestanding furnishings. Positioned to capture the open-plan flow, the living room centres around a working fireplace, creating a warm and cozy atmosphere for relaxing or entertaining. The shower room expertly designed with a low-level WC, twin wash basins with modern mono-bloc taps, and a striking walk-in shower enclosure accented by stylish ceramic tiling.

The first floor comprises two well-proportioned double bedrooms, both rich in character thanks to their original pine flooring and practical built-in storage.

The front of the property provides convenient off-road parking directly in front of a detached garage, alongside a private lawn and patio area. To the rear, the garden serves as a private oasis, blending patio dining areas, a well-kept lawn, and attractively planted borders that frame the stunning views.

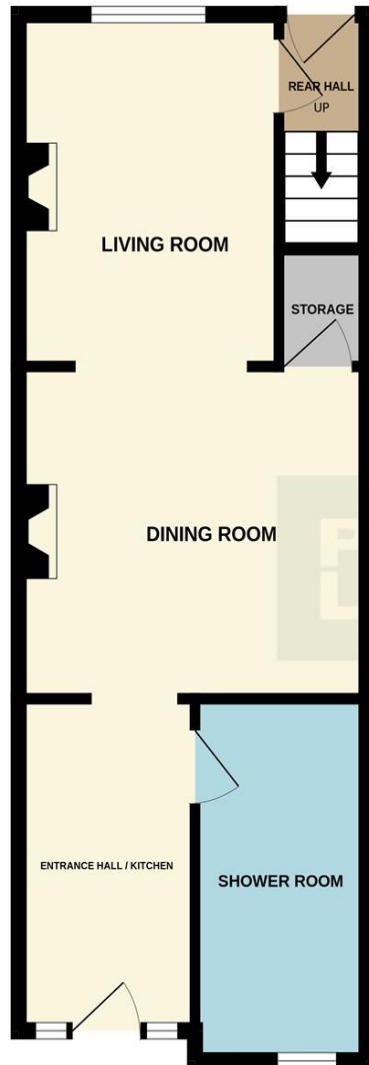
Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

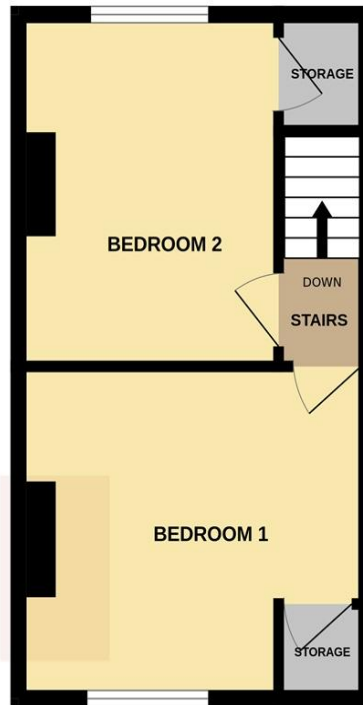
ENTRANCE HALL



GROUND FLOOR



1ST FLOOR



LIVING ROOM

DINING ROOM

KITCHEN / BREAKFAST ROOM

SHOWER ROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 524425

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

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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