



## Proclamation Avenue, Rothwell NN14 6GY

- Two Double Bedrooms
- Coach House
- Parking and Garage
- Approx floor area 52 sq.m (560 sq.ft)
- AVAILABLE FROM EARLY AUGUST 202

PRICE  
**£850**  
PCM

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** AVAILABLE FROM EARLY AUGUST 2026 - Very well presented and stylish coach house with PARKING & GARAGE. Gas central heated and UPVC double glazed. Entrance hall with stairs leading to an open plan Lounge, sitting room and kitchen with oven/hob and integrated 50/50 fridge/freezer. Inner hallway to two good size bedrooms and bathroom with shower over the bath.

Approx floor area 52 sq.m (560 sq.ft)

**ENTRANCE HALL**

Via panelled door, double power piont and stair case raising to apartment

**LOUNGE/SITTING ROOM**

13'5" min x 12'3" (4.10m min x 3.74m )  
Double glazed window to front, two double panelled radiators, panelled door to Inner Hall and walk through to Kitchen area

**KITCHEN**

10'8" x 5'5" (3.27m x 1.66m )  
Offering a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, built in double oven, four ring gas hob and extractor, integrated fridge/freezer, double glazed window to rear and inset ceiling spot lights

**INNER HALL**

Having panelled doors to Two Double Bedrooms and Bathrom

**DOUBLE BEDROOM ONE**

11'6" plus door recess x 8'7" (3.53m plus door recess x 2.63m )  
Having double glazed window to front and double panelled radiator, built in double wardrobe with clothes hanging and shelving space

**DOUBLE BEDROOM TWO**

10'5" x 9'1" (3.19m x 2.79m )  
Having double glazed window to rear and double panelled radiator, triple wardrobe

**BATHROOM**

Comprising pedestal wash hand basin, close coupled Wc and panelled bath with separate shower and screen over, opaque double glazed window to rear and heated towel rail/radiator

**OUTSIDE**

The property offers allocated parking and access to Garage

**GARAGE**

16' x 8' (4.88m x 2.44m )  
With up and over door, Utility space offering plumbing for automatic washing machine

**DIRECTIONAL NOTE**

Take a right out of the Rothwell office, continue along the Kettering Road taking the last left in to Horse Fair Lane, second right into Proclamation Avenue and continue to follow the road round where the property can be located on the right hand side



call to view 01536 418100

