



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Horse Fair Lane, Rothwell, NN14

"Versatility"

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"Versatility"

Stylish, contemporary, and versatile are all hallmarks of this stunning end of mews home situated on the periphery of Rothwell. The heart of this thriving market town is a short walk away with a fantastic range of restaurants, butchers, bakery, doctors and schooling. The stunning interior includes an entrance hall, guest cloakroom, free flowing designer kitchen/breakfast room with select integrated appliances and a versatile dining room / snug/ bedroom. The living room commands an elevated position on the first floor which could be an optional Bedroom if desired. A principal bathroom and three bedrooms are arranged over two floors, the main bedroom with en suite. Gas central heating and UPVC double glazing complete the inside. The fore garden is attractively presented, the sizeable wrap around garden is a great size with decked area perfect for outdoor living and a driveway provides parking and access to a single garage. Flexible living awaits!

Kitchen/Dining Room - 3.38m x 4.52m (11'1" x 14'10")

Dining Room - 3.23m x 2.69m (10'7" x 8'10")

Living Room - 4.01m x 4.52m (13'2" x 14'10")

Bedroom 1 - 4.04m x 2.74m (13'3" x 9'0")

Ensuite - 1.85m x 1.57m (6'1" x 5'2")

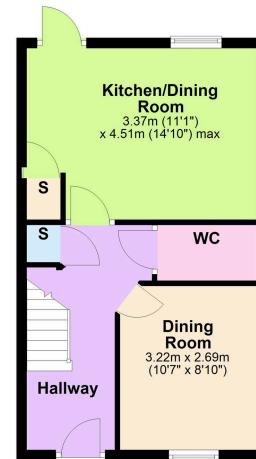
Bedroom 2 - 2.01m x 2.69m (6'7" x 8'10")

Bedroom 3 - 2.49m x 4.42m (8'2" x 14'6")

Bathroom - 1.63m x 1.57m (5'4" x 5'2")



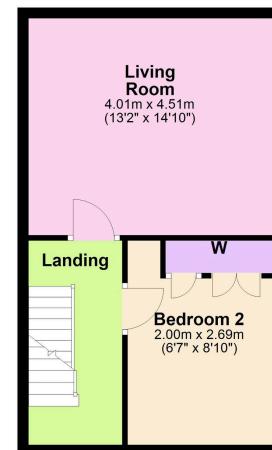
Ground Floor
Approx. 35.6 sq. metres (383.0 sq. feet)



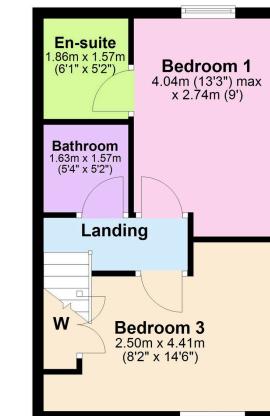
Total area: approx. 103.2 sq. metres (1110.9 sq. feet)

- Gas Central Heating
- UPVC Double Glazing
- End of Terrace
- 3/4 Bedrooms
- Close to Amenities
- Townhouse
- Garage
- EPC RATING: C
- COUNCIL TAX: D

First Floor
Approx. 35.6 sq. metres (383.0 sq. feet)



Second Floor
Approx. 32.0 sq. metres (344.9 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,
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