



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Moorfield Road, Rothwell NN14

Feeling Confined?

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## Feeling Confined?

You will find plenty of space in this fabulous, extended detached home occupying a lovely plot on this desirable Road. The generous interior benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, living room with feature fireplace flowing to a family room and conservatory. The kitchen has an integrated oven, hob and dishwasher, there is a separate formal dining room and a breakfast room/snug, all of which offer so much potential. Upstairs the landing leads to a stylish shower room and three double bedrooms. Outside the fore garden is enclosed, a private block paved driveway is accessed via double gates leading to a tandem length garage and the rear garden is a great size. The heart of Rothwell with amazing restaurant, shops, doctors and a wealth of amenities is within easy reach.

**Living Room** - 5.51m x 3.33m (18'1" x 10'11")

**Family Room** - 3.63m x 3.33m (11'11" x 10'11")

**Conservatory** - 2.31m x 1.98m (7'7" x 6'6")

**Guest WC** - 1.85m x 1.32m (6'1" x 4'4")

**Kitchen** - 3.63m x 2.79m (11'11" x 9'2")

**Dining Room** - 3.63m x 2.72m (11'11" x 8'11")

**Breakfast Room/Snug** - 5.28m x 2.51m (17'4" x 8'3")

**Bedroom One** - 5.66m x 3.61m (18'7" x 11'10")

**Shower Room** - 1.93m x 1.8m (6'4" x 5'11")

**Bedroom Two** - 3.56m x 2.79m (11'8" x 9'2")

**Bedroom Three** - 3.63m x 2.72m (11'11" x 8'11")





- Gas central heating
- UPVC double glazing
- Living Room with feature fireplace opening to a family room
- Dining Room and separate Breakfast Room
- Three double Bedrooms
- Modern Shower Room
- COUNCIL TAX: D
- EPC RATING: PENDING



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,  
Northamptonshire, NN16 0AJ

