



Plough Close, Rothwell Kettering **Freehold** £200,000 O.I.E.O

**Pattison
Lane**

Key Features

🛏️ 2 🚿 1 💡 C 🏠 B

- End of Terraced Family Home
- Two Bedrooms
- Spacious Living Room
- Conservatory
- Single Garage with Parking

Perfectly positioned just a stone's throw from the heart of Rothwell, this beautifully maintained two-bedroom end-of-terrace home offers the ultimate in convenience.

Residents can enjoy immediate access to the town's vibrant selection of independent shops, cozy cafes, and traditional pubs, all while tucked away in a quiet, private cul-de-sac. For those commuting, the property benefits from exceptional road links, seamlessly connecting you to the wider region.



The ground floor is designed for modern living, beginning with a welcoming entrance hall that opens into a spacious, neutrally decorated living room. To the rear, a contemporary kitchen leads into a sun-filled conservatory-a versatile space that serves perfectly as a dining room or a bright garden room for year-round enjoyment.

Upstairs, the accommodation continues to impress. The primary bedroom is a generous retreat with ample space for storage, while the second bedroom offers the flexibility required for modern life-be it a guest room, a dedicated home office, or a sophisticated dressing area. A sleek, modern family bathroom completes the upper floor.

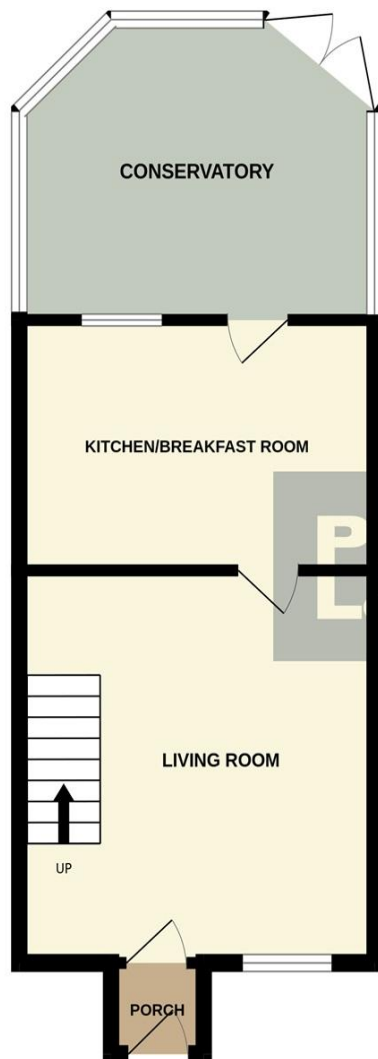
The property boasts an expansive, enclosed rear garden, offering a private outdoor sanctuary rarely found in such a central location.

Practicality is a priority, with the home featuring a single garage, an allocated parking space, and additional visitor parking available on a first-come, first-served basis.

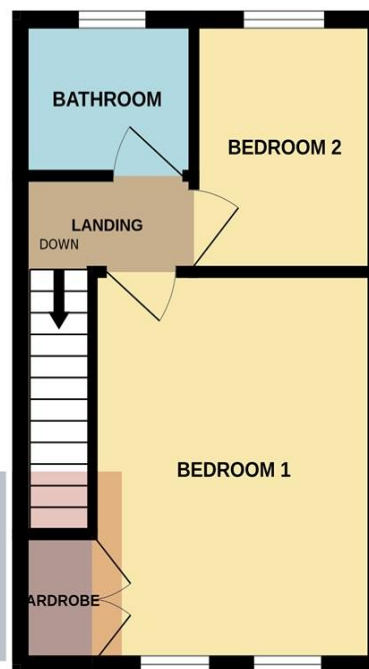
Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



1ST FLOOR



The accommodation comprises:

ENTRANCE PORCH

LIVING ROOM 13'6 x 12'10 max (4.11m x 3.91m)

KITCHEN / BREAKFAST ROOM 7'6 x 12'9 (2.28m x 3.88m)

CONSERVATORY 11' x 10' (3.35m x 3.04m)

FIRST FLOOR LANDING

BEDROOM ONE 9'7 x 12'10 (2.92m x 3.91m)

BEDROOM TWO 8'7 x 6'4 (2.61m x 1.93m)

BATHROOM 6'3 x 5'6 (1.90m x 1.67m)

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

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206802 - 0004

