



Playford Close, Rothwell Kettering NN14 6TU

welcome to

Playford Close, Rothwell Kettering

William H Brown are delighted to offer this four bedroom, extended detached house with off road parking for several vehicles and single garage in Rothwell. This beautifully presented spacious family home is ready to move into.

Early viewing advised

Entrance Porch

Entered via a composite door, with leaded windows. Obscure glass window.

Entrance Hall

Doors to all rooms and stairs rising to first floor landing, doors to under stairs storage cupboard. Radiator.

Lounge

Double glazed bay window to the front aspect, marble fireplace with gas fire, radiator and spotlights to ceiling.

Kitchen/ Diner

Fitted Kitchen comprising wall and base units with worksurfaces over. One and a half bowl stainless steel sink and drainer units with mixer tap over, tiling to splashback areas, Range induction hob with double oven and grill and an cooker hood over. Integrated dishwasher and fridge/ freezer. Double glazed windows to rear and grey bi-folds opening onto the rear garden.

Utility Room

Spaces and plumbing for washing machine and tumble dryer and further space for freezer. Radiator, stainless steel sink. Tiling to splashback areas. Door to rear garden.

First Floor Landing

Stairs rising from entrance hall, access to loft, door to airing cupboard and doors leading to all rooms.

Bedroom One

Double glazed windows to the front aspect, door to en suite, wardrobes and radiator.

En Suite

Double glazed obscure glass window to rear with low level WC, his and hers vanity hand basin with mixer taps over, double shower cubicle, heated towel rail and spotlights to ceiling.

Bedroom Two

Double glazed window to the front aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bedroom Four

Double glazed window to the front aspect, fitted storage cupboards and radiator.

Bathroom

Double glazed obscure glass window to rear, bath with shower over, low level wc with vanity sink and heated towel rail.

Externally Front

Off road parking for 3 vehicles and access to garage.

Rear Garden

East facing garden, with decking area for seating, gravelled area at the bottom of the garden with shed, astro turf area and mature shrubs.

Garage

Single garage with power and light connected.





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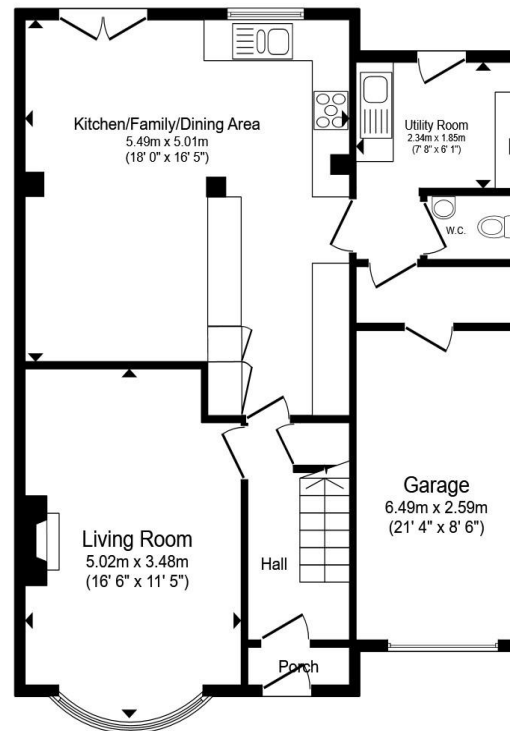
- Detached house
- Extended
- Four bedrooms
- Off road parking for several vehicles
- Open plan kitchen / diner with aluminium bi fold doors

Tenure: Freehold EPC Rating: C

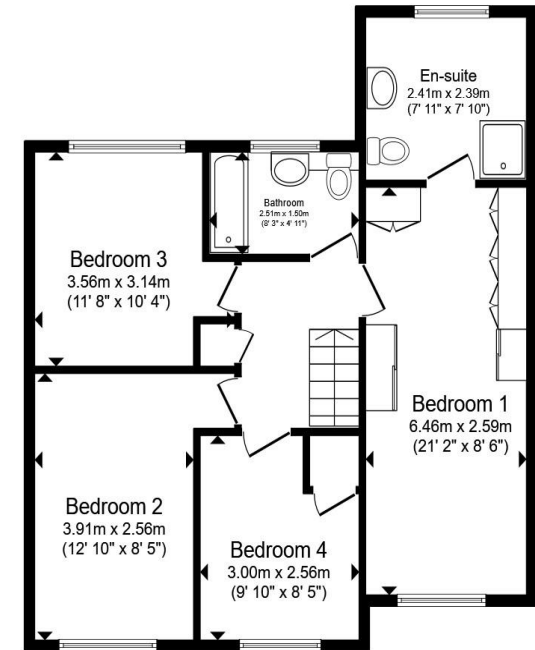
Council Tax Band: D

offers in excess of

£425,000



Ground Floor



First Floor

Total floor area 133.4 m² (1,436 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
RWL108277 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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