



**Well Lane, Rothwell Kettering NN14 6DQ**

**welcome to**

## **Well Lane, Rothwell Kettering**

William H Brown are delighted to offer this two bedroom mid terraced house close to all amenities in Rothwell. This property is perfect for first time buyers looking to purchase their first home. Lounge, kitchen, two bedrooms and upstairs bathroom. Fully enclosed garden. No onward chain.

### **Lounge**

Entered via Composite door to the front aspect, double glazed window to the front aspect, door to cupboard housing meters, deep skirting and radiator.

### **Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, electric oven with hob and cooker hood over, plumbing for washing machine, wall mounted combi boiler, door to understairs cupboard, stairs rising to first floor landing, radiator, double glazed window to the rear aspect and double glazed door to the rear leading to rear garden.

### **First Floor Landing**

Stairs rising from kitchen, access to loft space and doors leading to all rooms.

### **Bedroom One**

Double glazed window to the front aspect, deep skirting and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, deep skirting and radiator.

### **Bathroom**

Suite comprising shower cubicle, vanity wash hand basin, low level WC, heated towel rail and fully tiled.



## Externally

### Front

Small open frontage with mature tree.

### Rear Garden

Paved seating area with steps up leading to main garden which is mainly lawn with paved patio for easy maintenance and fully enclosed with timber fencing.



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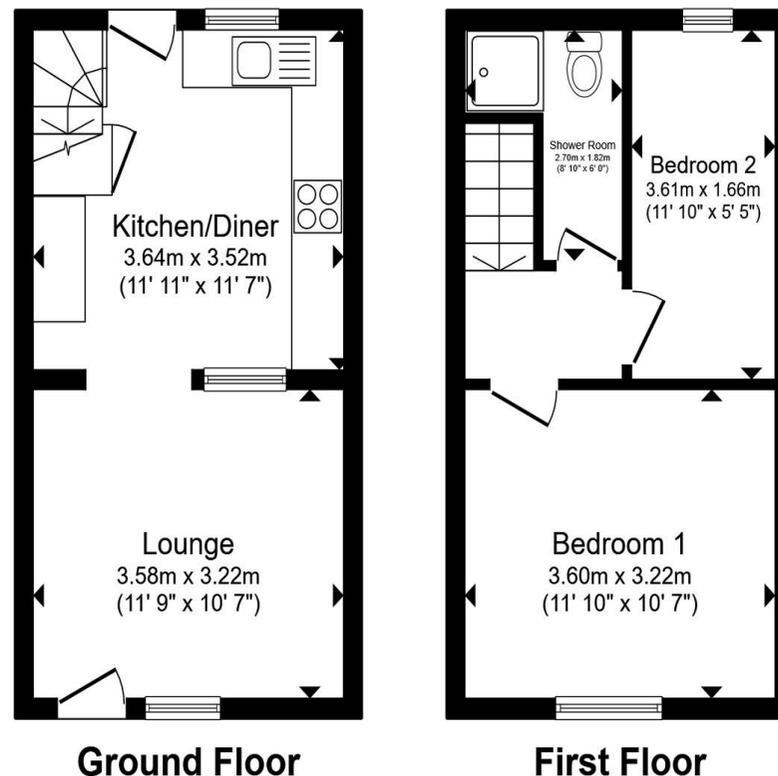
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## Well Lane, Rothwell Kettering

- Terraced house
- Two bedrooms
- Garden
- Upstairs bathroom
- No onward chain

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

offers in excess of  
**£150,000**



Total floor area 49.8 m<sup>2</sup> (536 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](http://www.propertybox.io)



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Property Ref:  
RWL108191 - 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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