

for sale

offers in the region of **£325,000** Freehold



Moorfield Road Rothwell Kettering NN14 6AT

This home offers spacious and versatile accommodation, featuring three double bedrooms, modern open-plan living spaces and excellent outdoor areas, all set within the historic and well-connected market town of Rothwell. Combining comfort, practicality and contemporary family living.



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Property Details

Entrance Hall

A bright and welcoming entrance hall featuring attractive wooden flooring and providing access to both the lounge and the open-plan kitchen/family room. Benefiting from a useful understairs storage cupboard, the space offers practicality as well as an inviting first impression of the home.

Sitting Room

A bright and welcoming reception room positioned at the front of the property. A large bay window allows an abundance of natural light to pour in, creating a light and airy atmosphere. Attractive wooden flooring, which continues throughout the ground floor, adds warmth and character, making this an ideal space for relaxing and unwinding.

Kitchen/Family Room

The kitchen is beautifully presented and fitted with a range of cream gloss wall and base units complemented by marble-effect wraparound work surfaces and contrasting splashbacks. Further features include a Belfast sink, induction hob and extractor hood, combining style with practicality. Wooden flooring flows seamlessly throughout the kitchen, family and dining areas, enhancing the sense of space and continuity.

The family area provides a flexible additional reception space, ideal for informal seating, a children's play area, home study corner or a variety of other uses to suit your lifestyle. Open access to the dining area creates an excellent setting for everyday family meals and entertaining guests, while enjoying views over the rear garden.

Utility Room

Accessed directly from the kitchen, the utility room provides a practical and well-designed space for everyday household tasks. Fitted with matching cabinetry to complement the kitchen, it features a wooden block work surface, slate-effect floor tiles, space and plumbing for a washing machine, and the gas boiler. A door provides convenient access to the rear garden, making it ideal for busy family life and outdoor entertaining.

Shower Room

First Floor Landing

Bedroom 1

Located at the front of the property, this calm and relaxing principal bedroom is filled with natural light from two windows, creating a bright and airy atmosphere. The room benefits from two separate built-in wardrobe areas, providing excellent storage while maintaining a spacious feel, making it a comfortable and practical retreat at the end of the day.

Bedroom 2

A well-proportioned double bedroom featuring a full-height picture window to the front elevation, allowing plenty of natural light to fill the room. A distinctive high-level window to the rear adds both character and additional light, creating a bright and comfortable space that is ideal as a bedroom, guest room or home office.

Bedroom 3

A well-proportioned double bedroom overlooking the rear

garden, offering a pleasant outlook and a peaceful setting. Filled with natural light, this versatile room provides comfortable accommodation and could equally serve as a guest bedroom, child's room or home office.

Outside

Stylishly presented bathroom oval shaped bath with shower above, curved shower screen, vanity mounted basin and WC, heated towel rail. The walls are fully tiled with white marble tiles and a contrasting wood effect vinyl floor compliments the look.





To view this property please contact Connells on

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Property Ref: MKH308448 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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