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37 Rotton Row, Wellingborough, NN9 6HU
Offers in the region of £475,000



A wonderfully presented red brick and stone cottage set within beautifully established and mature grounds, offering a charming blend of character, space, and versatility.

This delightful home provides well-balanced accommodation throughout. The ground floor comprises a welcoming sitting room, music room, garden room, family room, kitchen, utility room, and a guest cloakroom, creating flexible living spaces ideal for both family life and entertaining.

To the first floor are three well-proportioned double bedrooms, including a generous principal bedroom with en-suite facilities, complemented by a family bathroom.

Externally, the property is approached via double gates opening onto a gravelled driveway, providing ample off-road parking for several vehicles. The landscaped gardens are a true highlight, offering a wonderful sense of tranquillity and privacy. Extensive lawns are interspersed with paved seating areas and a wide variety of mature shrubs and bushes, creating multiple spaces for relaxation and outdoor enjoyment.

Within the grounds sits a versatile brick-built outbuilding, tastefully converted to provide an ideal workspace, studio, or potential annexe, complete with a W.C., making it perfect for home working or additional accommodation.

Overall, this is a charming and versatile country cottage set within superb gardens, perfectly suited to those seeking character, space, and a peaceful setting.

EPC - TBC
Council Tax Band - D



Sitting Room:
14'3" x 14'9" (4.36m x 4.50m)

Music Room:
14'10" x 11'7" (4.53m x 3.54m)

Garden Room
7'11" x 11'3" (2.43m x 3.44m)

Family Room
19'3" x 13'8" (5.88m x 4.18m)

Kitchen
9'6" x 13'5" (2.90m x 4.11m)

Utility Room
10'7" x 4'1" (3.24m x 1.26m)

Guest Cloakroom / W.C.

Bedroom One
13'7" x 19'2" (4.16m x 5.86m)

Bedroom Two
14'9" x 10'10" (4.50m x 3.31m)

Bedroom Three
10'8" x 11'7" (3.27m x 3.55m)

Bathroom