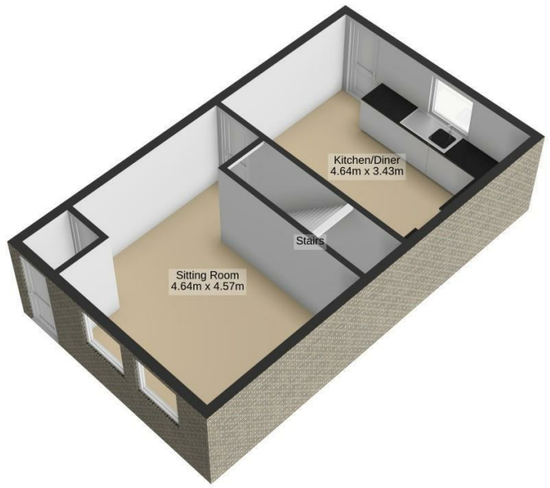
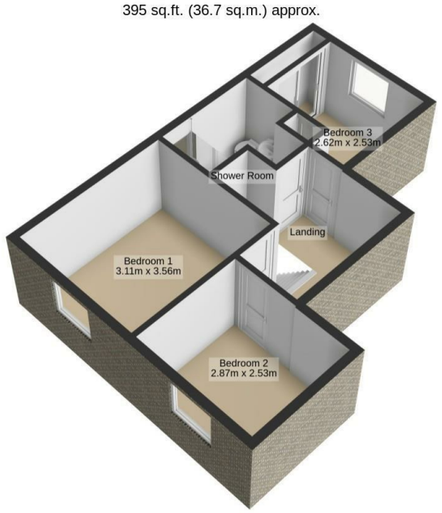
Kettering Road, Rothwell NN14 6JR

Ground Floor
400 sq.ft. (37.2 sq.m.) approx.



1st Floor
395 sq.ft. (36.7 sq.m.) approx.



Total Floor Area : 795 sq.ft. (73.8 sq.m.) approx.



Kettering Road, Rothwell NN14 6JR

- THREE good sized bedrooms
- Well presented
- Refitted Shower Room
- ENCLOSED rear garden area
- On the outskirts of town
- Viewing recommended

PRICE
£184,950

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

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Kettering Road, Rothwell NN14 6JR

PRICE £184,950 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLE An impressive THREE bedroom terrace property found well presented inside and out and being located on the outskirts of the town and thus giving easy access to the link roads. The property is both double glazed and gas central heated with other benefits to include a refitted shower room and attractive ENCLOSED rear garden which is unusual for its location and house type. The overall accommodation comprises entrance porch, Lounge and kitchen/dining room. the first floor offers two double bedrooms and shower room, whilst outside expect to find a front garden and larger enclosed rear garden which has been tastefully create and looked after by the current owners. Viewing is recommended.

ENTRANCE PORCH
Via obscured Upvc double glazed door with further obscured Upvc double glazed door to Lounge/Sitting Room

LOUNGE/SITTING ROOM
15'1" x 11'5" (4.6m x 3.5m)
Having two Upvc double gazed windows to front, solid wood flooring, two double panelled radiators, feature fire place with display mantle and tiled hearth housing multi fuel burner, ceiling coving and arch way to Inner Hall

INNER HALLWAY
Having stair case raising to first floor landing and panelled door to Kitchen/Dining Room

KITCHEN/DINING ROOM
15'1" x 11'1" (4.6m x 3.4m)
Having a range of high and base level cupboard units with drawer space and work tops with tiled surrounds, double bowl stainless steel sink unit with mixer tap, appliance space to include plumbing for automatic washing machine, space for and electric cooker point with stainless steel extractor fan and hood over, doorway to understairs pantry/storage cupboard, ceramic tiled flooring, double panelled radiator, ceiling coving, Upvc double glazed window and door offering outlook and access to rear and wall mounted boiler

LANDING
Having panelled doors to Three Bedrooms and Shower Room, loft hatch and spot lights

BEDROOM ONE
11'5" x 10'2" (3.5m x 3.1m)
Having Upvc double glazed window to front and single panelled radiator, ceiling coving

BEDROOM TWO
9'6" x 8'2" (2.9m x 2.5m)
Having Upvc double glazed window to front and single panelled radiator, ceiling coving

BEDROOM THREE
10'2" x 6'6" measurment incoporates wardroebs (3.1m x 2.0m measurement incorporates wardrobes)
Currently being used as dressing room, having Upvc double glazed window to rear, single panelled radiator, ceiling coving and built in triple mirror fronted wardrobes providing clothes hanging and shelving space, plus airing cupboard housing hot water tank and shelving

SHOWER ROOM
Three piece suite comprising of vanity wash hand basin, low level Wc and double shower cubicle, aqua boarding to walls, extractor fan, spot lights and wall mounted chrome heated towel rail/radiator

OUTSIDE FRONT
The front offers a front garden with slate chippings for low maintenance with mature shrub and flower borders, being part enclosed by low brick retaining wall and hedgerow, shared entry to rear with all neighbouring properties

OUTSIDE REAR
The rear has a shared pathway from rear door of property and shared entry from the front, leading to brick built barn, and an enclosed garden by timber panelled fencing with pave patio area, gravelled areas with shrub and flower borders designed for low maintenance and further paved area







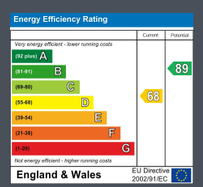


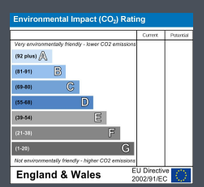






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