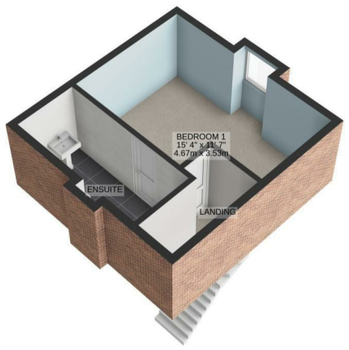
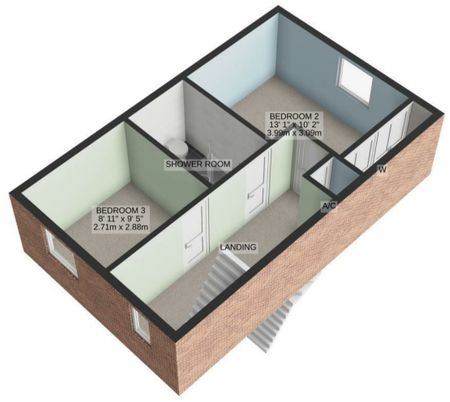
Kettering Road, Rothwell NN14 6AF

2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.7 sq.m.) approx.

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.





Kettering Road, Rothwell NN14 6AF

- Three bedrooms
- Allocated Parking Spaces
- Good size house arranged over three floors
- En-suite and Cloakroom WC
- Viewing recommended
- CHAIN FREE

PRICE
£239,950
CHAIN FREE

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.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIM&N & CO.
ESTATE AGENTS

The Property Ombudsman

Kettering Road, Rothwell NN14 6AF

PRICE £239,950 FREEHOLD

A well presented and good size three bedroom Town house WITH PARKING. The property is gas central heated and double glazed and comprises Entrance Hall, Lounge/sitting room, fitted Kitchen and Cloakroom W.C. First floor to two bedrooms, and Jack and Jill Bathroom suite facilities. Second Floor to Master bedroom with en-suite. Enclosed rear gardens and allocated parking.

ENTER
Via solid wooden door to front with lead paned obscured frontage into Entrance Hall

ENTRANCE HALL
Doors to Kitchen/Dining Room, Lounge/Family Room, WC plus stairs raising to first floor accommodation, gas radiator

CLOAKROOM/WC
Low level WC, wall mounted wash hand basin, tiling to all sensitive areas, ceramic tiled flooring, gas radiator

KITCHEN/DINING ROOM
16'6" x 8'2" (5.05m x 2.49m)
Double glazed window to front, a range of newly fitted kitchen units at base and eye level with complimentary marble effect work tops, stainless steel sink and half drainer, built in appliances to include stainless steel electric oven, gas hob and stainless steel extractor fan, built in dishwasher, tiling to all sensitive areas, open plan through to Dining Area with space for dining table and gas radiator, inset spot lights to ceiling, double glass paned doors to rear into Lounge/Family Room

LOUNGE/FAMILY ROOM
15'3" x 12'0" (4.66m x 3.68m)
Double glazed window to rear and double glazed French doors to rear accessing terrace and garden area, two gas radiator

FIRST FLOOR LANDING
Double glazed window to front, doors to Bedrooms Two and Three plus access from Bedroom Two and Landing to Family Bathroom facilities, airing cupboard housing wall mounted boiler unit, gas radiator

BEDROOM TWO
12'11" x 10'2" (3.94m x 3.1m)
Double glazed window to rear, gas radiator, two double built in wardrobes with additional door accessing Family Bathroom

BEDROOM THREE
9'4" x 8'9" (2.85m x 2.67m)
Double glazed window to front, gas radiator

FAMILY BATHROOM
Three piece suite comprising of separate shower cubicle with electric Mira shower, glass curved shower screen, low level WC, pedestal wash basin, feature tiling to all sensitive areas, wall mounted chrome heated towel rail

SECOND FLOOR LANDING
Door to Master Bedroom

MASTER BEDROOM
10'4" x 14'7" narrowing to 11'5" (3.17m x 4.46m narrowing to 3.48m)
Double glazed window to rear, gas radiator, additional door to En - Suite

EN - SUITE
Double glazed sky light to front, panelled bath with chrome shower mixer, low level WC, pedestal wash hand basin, tiling to all sensitive areas, ceramic tiled flooring, gas radiator

OUTSIDE FRONT
Hard standing slab patio path to front, landscaped frontage consisting of newly laid foliage and shrub borders, brick wall and wrought iron perimeter

OUTSIDE REAR
Additional slab patio area with further path to rear, mainly laid to lawn with wooden fenced perimeter, gated access to rear

PARKING
Allocated parking to the rear of the property for two vehicles

DIRECTIONAL NOTE
Take a right out of the Rothwell office, continue down the Kettering Road where the property can be located on the right hand side





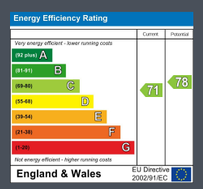


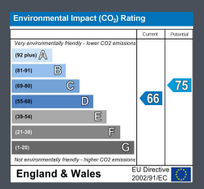







call to view 01536 418100





SIM & CO.
ESTATE AGENTS