

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

Tel: 01536 524475
www.chrisgeorgeestategent.co.uk

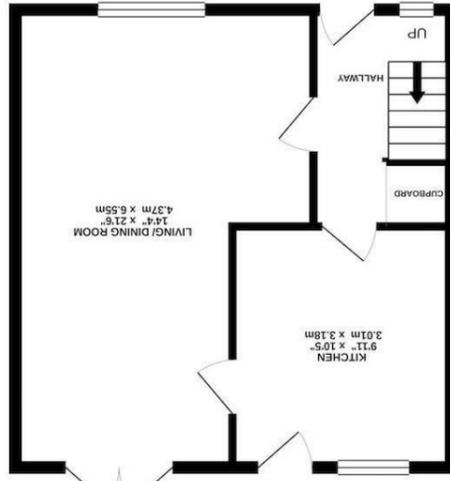
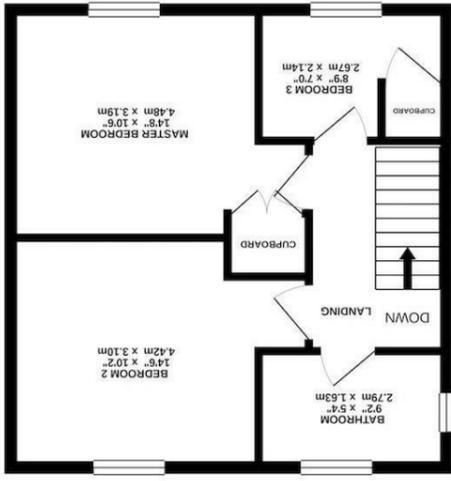
Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

TOTAL FLOOR AREA: 852 sq. ft. (79.2 sq. m.) approx.
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Made with Metropix 2020



1 John Smith Avenue, Rothwell, NN14 6DN
£300,000

3 1 1 B

Style - Semi Detached

Location - Rothwell

Parking - Garage & Driveway

A three bedroom semi-detached family home that occupies an impressive sized corner plot that gives the opportunity to build a detached property within the boundary, (much like a neighbouring property) for which the current vendors have applied for planning. The accommodation of the existing property offers an open plan reception room, kitchen, three bedrooms, a family bathroom and outside, there is a sizeable laid to lawn garden with patio area, a block paved driveway and garage.

The property is entered via the entrance hall with a staircase rising to the first floor landing with storage underneath and doors to access the living/dining room and the kitchen, which is fitted with a range of eye and base level units, work surfaces, integral oven, grill and hob and offers ample space for further appliances. The dual aspect reception room, incorporates both dining and living areas and boasts French doors opening out to the garden and a built in wood burner. To the first floor landing there are three bedrooms, two with storage, and a re-fitted family bathroom fitted with a white three piece suite comprising a bath with shower over and a concealed w/c and wash hand basin built into a vanity unit.



Living Room / Dining Room
21'3" x 14'1" (6.5 x 4.3)

Kitchen
10'2" x 9'10" (3.1 x 3.0)

Bedroom 1
14'5" x 10'2" (4.4 x 3.1)

Bedroom 2
14'5" x 10'2" (4.4 x 3.1)

Bedroom 3
8'6" x 6'10" (2.6 x 2.1)

Bathroom
8'10" x 5'2" (2.7 x 1.6)

