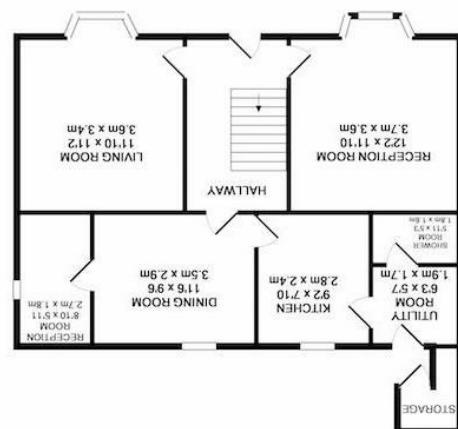
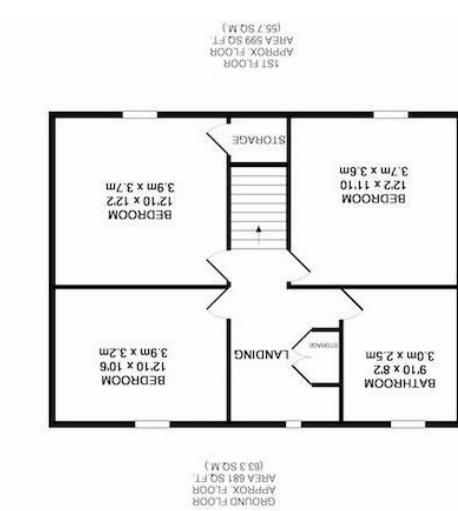


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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.



40 Kettering Road, Rothwell, NN14 6AF

£365,000

**CHRIS GEORGE**  
THE ESTATE AGENT

## In Brief

Style – Detached Cottage

Reception Rooms - 3

Bedrooms – 3

Outside – Large Enclosed garden

Location – Rothwell

Parking - Off-road

Situated on a quarter of an acre plot, is this 1850's immaculately presented three double bedroom detached cottage, offering separate reception rooms, stylish kitchen, spacious dining room, utility room, family bathroom, extended private rear garden and off road parking for several vehicles.

## Where it is...

Shops - Town Centre, 0.4 miles

Restaurants - Many well renowned restaurants in Rothwell Town Centre

Train- Kettering Train Station - Midland Mainline, 5 miles

Link Roads - A14, A6

### Schools

Primary - Rothwell Primary

Secondary- Montsaye Academy



The  
Owners Secret  
• "We will miss our large  
private rear garden"

## Why you'll like it...

Situated on a quarter of an acre plot, is this 1850's stone built immaculately presented three double bedroom detached cottage, offering separate reception rooms, stylish kitchen, spacious dining room, utility room, family bathroom, extended private rear garden and off road parking for several vehicles.

The property is entered into the hallway, which provides access to both identical reception rooms, dining room and stairs rising to the first floor landing. Both reception rooms offer a feature a fireplace and a bay fronted window. The dining room has a wood burner and ample space for a dining table. The kitchen offers a range of eye and base level units roll top work surfaces, tiled splash backs, 5 ring hob and an integrated dishwasher. The utility room gives space for appliances including a fridge freezer, washing machine and gives access to the downstairs shower room, offering a low level w/c, hand wash basin and walk in shower cubicle.

The first floor landing provides access to three larger than average double bedrooms and a family bathroom. The family bathroom is comprising a low level w/c, wash hand basin and bath with shower over.

The large private rear garden is predominately laid to lawn, enclosed with parking for several vehicles and two access points via Hobbs hill and Clipstone court. With over 170ft of land there is space for sheds, summer houses and patio dining areas.

The property has a front garden full of flowers, shrubs, bushes and is enclosed by a black gated wall.

EPC rating - E