



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Stanley Street, Rothwell, NN14
"Period Proportions"

3 1 2



"Period Proportions"

This impressive bay-fronted period home is situated a short walk from the heart of Rothwell with vibrant Restaurants, shops, schools and amenities. It seamlessly blends character features with modern comforts which benefits from gas central heating and mostly UPVC double glazing. The ground floor presents a welcoming entrance hall, formal dining room with period flooring and feature fireplace, the living room enjoys the warmth of an open fire, a well-appointed kitchen with integrated oven and hob as well as a spacious utility room and guest cloakroom. Upstairs there are three bedrooms, including two doubles with an adjoining walk in wardrobe and a well-presented family bathroom. There is a walled foregarden and the rear garden includes a neatly manicured lawn impressive Slate style patio, perfect for alfresco dining and relaxation. We highly recommend booking a viewing on this home to avoid disappointment!

Entrance/ Dining room - 3.38m x 3.33m (11'1" x 10'11")

Living Room - 3.58m x 3.71m (11'9" x 12'2")

Kitchen - 4.24m x 2.26m (13'11" x 7'5")

Utility Room - 2.29m x 2.08m (7'6" x 6'10")

Bedroom 1 - 3.2m x 4.39m (10'6" x 14'5")

Bedroom 2 - 4.17m x 3.33m (13'8" x 10'11")

Bedroom 3 - 2.67m x 2.29m (8'9" x 7'6")

Bathroom - 2.08m x 1.4m (6'10" x 4'7")





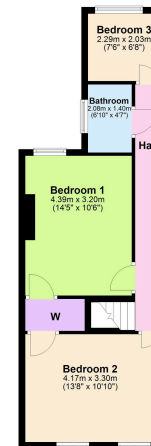
- Gas Central Heating
- Mostly UPVC Double Glazing
- Three Bedrooms
- Downstairs WC
- Kitchen and Separate Utility Room
- Bay Fronted Period Home
- EPC Rating: PENDING
- Council Tax: B

Ground Floor
Approx. 49.0 sq. metres (527.7 sq. feet)



Total area: approx. 93.8 sq. metres (1009.7 sq. feet)

First Floor
Approx. 44.8 sq. metres (482.0 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,
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