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CONNELLAN**  
ESTATE AGENTS



# Kettering Road Rothwell NN14

3 2 1



## "Convenient Urban Living"

This impressive three-storey mews home offers contemporary living in the heart of Rothwell. The property combines modern convenience with thoughtful design, featuring well-proportioned rooms across three floors. The ground floor presents an inviting entrance hall, leading to a guest cloakroom, light-filled living room with double doors connecting to both the kitchen and rear garden, creating excellent flow for modern living. The kitchen has modern units, integrated oven and hob opening to a dining area. The property benefits from a practical layout with three bedrooms arranged over the two upper floors, including a generous master suite on the second floor, the second bedroom with access to the shower room in a Jack and Jill style.

The location is particularly noteworthy, offering easy access to Rothwell's amenities, restaurants and shops, while the A14 and Market Harborough are within comfortable reach. Private parking for two cars as well as well kept front and rear gardens add to the practical appeal of this town home.

**Living Room** - 4.65m x 3.68m (15'3" x 12'1")

**Kitchen/Dining Room** - 5.03m x 2.49m (16'6" x 8'2")

**WC** - 1.88m x 0.71m (6'2" x 2'4")

**Bedroom One** - 4.65m x 3.25m (15'3" x 10'8")

**Ensuite** - 3.58m x 1.57m (11'9" x 5'2")

**Bedroom Two** - 3.91m x 3.1m (12'10" x 10'2")

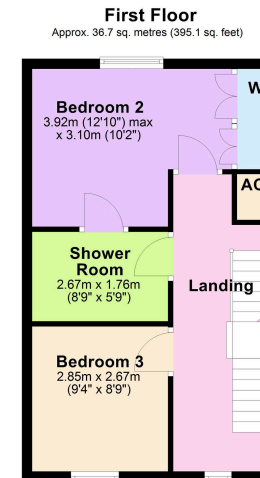
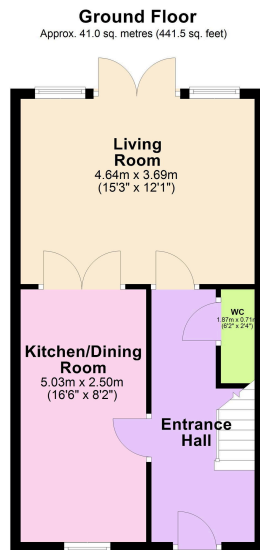
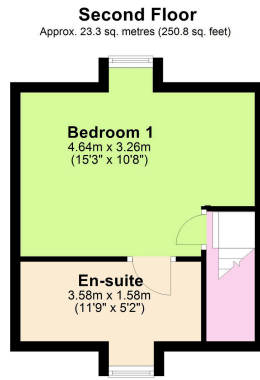
**Bedroom Three** - 2.84m x 2.67m (9'4" x 8'9")

**Shower Room** - 2.67m x 1.75m (8'9" x 5'9")





- Gas central Heating
- Sealed Unit Double Glazing
- Stylish Kitchen/Dining Room
- Living room With Double Doors To The Garden
- Three Double Bedrooms Are Arranged Over Two Floors
- Principle Bedroom with Ensuite
- Private Parking to the back for two cars
- Well kept front and rear gardens
- EPC RATING: C
- COUNCIL TAX: C



Total area: approx. 101.0 sq. metres (1087.4 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.

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