



KETTERING ROAD

Rothwell, Kettering, NN14



DAVID COSBY
ESTATE AGENTS



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69 Kettering Road

Rothwell,
Kettering, NN14

£205,000 (Guide Price)

Features

- Fantastic first-time purchase
- Potential investment property
- Three bedrooms
- Front and Rear Gardens
- Finished to a high standard
- Brick outbuilding

Description

69 Kettering Road, Rothwell, is mid-terrace Victorian home with 3 good sized bedrooms and front and rear gardens. Having been comprehensively updated to a good standard by the current owner, the property offers a fantastic opportunity for a first-time purchase or investment property.



The Property

Entrance Porch

The useful storm porch is accessed via the panelled front entrance door and is fitted with core grab mat. A part-glazed panel door opens into the sitting room.

Living Room

The main sitting room has a 2-unit double glazed window overlooking the front aspect and a delightful white rendered fireplace with inset multi-fuel stove and tiled hearth. Arched niches with oak effect shelving have been fitted either side of the fireplace. Flooring comprises stained oak boards and artificial lighting is provided by a brushed chrome 3-way light with ceiling fan. The high ceilings have been finished with perimeter Ovolo covings and a straight flight of newly carpeted stairs with timber handrail leads to the first-floor accommodation. A 4-panel Pine door opens into the kitchen/dining room area.

Kitchen / Dining Room

A wonderful large and bright space with window overlooking the rear aspect and a pedestrian door providing access to the garden areas. Floors are finished with marble effect ceramic tiles and a newly installed solid oak work surface with double basin stainless steel sink and drainer has been fitted. The cottage style base and wall units have been refurbished and a newly installed brushed chrome carbon filter hood has been fitted above the oven location. There is space for a fridge freezer. The high ceilings have been finished with perimeter Ovolo covings and there is ample room for a good-sized dining table and chairs.

First Floor Landing

There is a good sized first-floor landing with painted timber handrails and balustrades. A mixture of original 4-panel timber doors and timber flush doors lead to the bedrooms and bathroom. Floors have been finished with newly installed plush cut pile carpeting which extends through to all first-floor bedrooms. Artificial lighting is provided by 3 chrome recessed lights and there is a larger timber ceiling hatch providing access to the loft space.

Master Bedroom

A good-sized double room located to the front left-hand side of the property with a 2-unit window overlooking the front aspect and perimeter Ovolo covings.

Bedroom Two

Bedroom Two is located to the front right-hand side of the property and, again, is a good-sized double with perimeter covings and a 2-unit window overlooking the front aspect and.

Bedroom Three

Bedroom Three is located to the rear of the property and is fitted with a full width 3-door wardrobe. There is a 2-unit window overlooking the rear aspect. The room would comfortably accommodate a single bed and has a useful airing cupboard with slatted pine shelving housing the hot water cylinder.

Shower Room

The shower room is fitted with a double-sized shower cubicle with sliding glass doors. The shower incorporates rainfall shower rose and separate shower hose. There is a contemporary WC and clam shell wash hand basin, both set within a vanity unit with useful storage space. Walls have predominantly been finished with Terrazzo style Aqua-panels and there is a handy wall unit above. Artificial lighting is provided by 4 no. chrome recessed lights and mechanical extract ventilation has been fitted. Floors are finished with marble effect vinyl tiles.





Outside Areas

Front Aspect

The front garden has a facing brick boundary wall and is mainly laid with slate shingles with a central Magnolia tree and pathway leading to the front entrance porch.

Rear Garden

The rear garden is offset from the property and has a central shared engineering brick pathway leading to the rear outbuilding and timber shed. There is a hard standing patio area and central lawn area with established perimeter shrubs. To the rear of the garden there is an aluminium glass house with concrete slab base. The engineering brick pathway running along the rear of the terraces provides access to a useful timber shed which is included within the sale. There is also a brick outbuilding beneath a mono-pitched roof clad with profiled steel sheets which is accessed via a slatted timber door with single glazed side panels. This space provides a useful workshop area with natural lighting and brick on earth floor. Internal dimensions are approximately 2.1m x 2.5m.

There is separate external access to the rear garden areas via a passageway between numbers 65 and 63 Kettering Road.



Location

The market town of Rothwell is steeped in history and is fortunate to be home to the attractive Elizabethan stone building known as Market House. Market House is one of an architectural Trinity associated with Sir Thomas Tresham which also includes Lyveden New Bield, and the Triangular Lodge.

The property is situated to the south of the town centre with easy access to the A14 from where the M1 & M6 can be reached within 20 minutes' drive. Commuting by train to London St Pancras within 50 minutes is possible from Kettering railway station which is approximately 10 minutes' drive from the property.

Important Notice

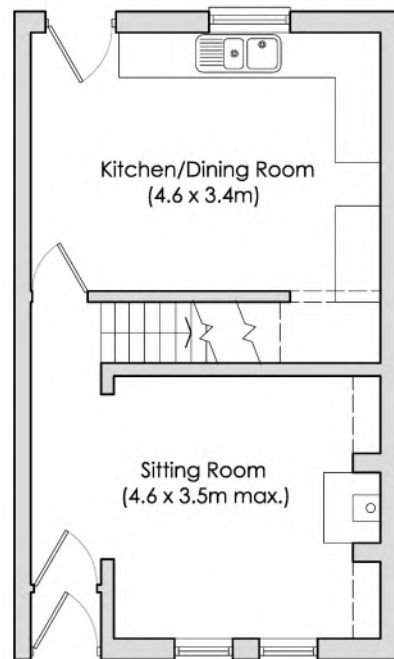
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Local Authority: North Northamptonshire Council (Kettering Area)

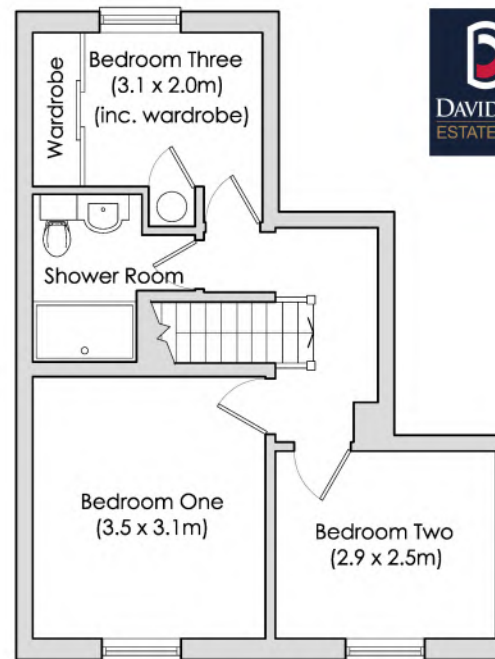
Services: Water, Drainage, Electricity, and Gas

Council Tax: Band A **EPC:** Rating TBC





Ground Floor
GIA = 37.5 sqm



First Floor
GIA = 37.0 sqm

All measurements are approximate and for display purposes only.
Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA: 74.5sqm

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