Connells

Moorfield Road
Rothwell Kettering

Moorfield Road
Rothwell Kettering NN14 6AT

for sale
£350,000

Property Description

Located in the historic market town of Rothwell, this beautifully extended three-bedroom semi-detached home offers generous living space, modern comforts, and a thoughtfully designed rear garden ideal for family life. This property combines space, style and an excellent location, making it an ideal choice for families, professionals, and anyone looking to enjoy life in one of Northamptonshire's most charming market towns.

Accommodation comprises a spacious lounge/bedroom, full of natural light and offering a welcoming area for relaxing.

To the rear, the property opens into a open-plan kitchen and family room, creating a fantastic central living space for families and entertaining that leads into a bright dining room.

A separate utility room sits just off the family space, giving you practicality and additional storage plus access to the single garage and shower-room. Upstairs, the home offers three well-proportioned double bedrooms and the family bathroom.

The property boasts a beautifully designed rear garden, offering both patio and lawned areas, perfect for outdoor dining, play and relaxation.

Entrance Hall

Bright and welcoming space laid with wooden flooring and providing access to the sitting room and Kitchen/Family Room. Under stairs storage cupboard.

Sitting Room/Bedroom

A welcoming and bright room situated to the front of the property. A bay window floods the room with natural light while wooden flooring that runs throughout the entire ground floor enhances the warmth and relaxing feel of this room. Ideal as either a sitting room or an additional bedroom.

Kitchen/Family Room

This room will become the heart of your home! The open plan kitchen and seating area flow into the dining area providing a highly versatile and practical space. The kitchen is beautifully presented with cream gloss finish base and wall mounted cabinets, marble effect wrap around worktop, contrasting splashback, Belfast sink, induction hob and extractor hood. Wooden flooring is laid throughout the Kitchen/Family Room and dining area.

The seating area can be used to provide additional seating or would be the perfect place for a play kitchen or a racetrack!

Dining Area

Accessed from the Kitchen/Family Room, this bright space has a skylight window and French Doors opening onto the patio in the rear garden.

Utility Room

Accessed form the kitchen, the utility room is fitted with the same cabinets as the kitchen, wooden block work surface, slate effect floor tile, space for a washing machine and boiler. Door leading to rear garden.

Shower Room

Accessed from the utility room, fully enclosed tiled shower cubicle, heated towel rail and WC.

First Floor Landing

Storage cupboard.

Bedroom 1

Located to the front of the property, this calm and relaxing room is flooded with light thanks to the double windows and has two separate areas of built-in wardrobes.

Bedroom 2

Double bedroom that benefits from a full size picture window to the front of the property and a feature high-level window to the rear.

Bedroom 3

Double bedroom overlooking the rear of the garden.

Family Bathroom

Stylishly presented bathroom oval shaped bath with shower above, curved shower screen, vanity mounted basin and WC, heated towel rail. The walls are fully tiled with white marble tiles and a contrasting wood effect vinyl floor compliments the look.

Outside

To the front of the property is a bloc driveway leading to the integral garage and an additional gravelled parking area. The rear garden has been creatively landscaped to provide a beautiful space to entertain, relax or just watch the world go by. A patio area is complimented with decking to offer plenty of seating space while the raised lawn is edged with a herbaceous border. The overall design gives you all the benefit of a mature garden with a minimal amount of work. Hard standing for a shed.

Ground Floor

First Floor

Total floor area 109.0 m² (1,173 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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MARKET HARBOROUGH LE16 7DS

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

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