

Stanley Street, Rothwell, Northants, NN14 6EB

# Town House



Ground Floor  
Approx. Floor Area 528 Sq.Ft. (49.0 Sq.M.)



1st Floor  
Approx. Floor Area 489 Sq.Ft. (45.4 Sq.M.)



## Stanley Street, Rothwell

**Simon Karl**  
The Agent Of Distinction



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- Three Bedrooms
- Town House
- Gas Radiator
- Double Glazed
- Good Size

PRICE: £129,950

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For sale



For Let



### Enter

Via door to front into lounge.

### Lounge 11'10 (3.61m) x 10'11 (3.33m)

Double glazed boxed bay window to front, gas radiator. Fire opening with wooden surround and marble hearth.

### Inner Hallway

Double glazed door to side accessing front passageway and rear pathway to rear garden. Stairs rising to first floor accommodation. Quarry tiled flooring with gas radiator, further door to rear into dining room.

### Dining Room 11' (3.35m) x 11'8 (3.57m)

Double glazed window to rear, gas radiator. Feature open fire place with tiled surround and hearth. Further door to rear into kitchen.

### Kitchen 13'11 (4.25m) x 7'5 (2.26m)

2x double glazed windows to side with solid door to side accessing garden. Range of kitchen units at base and eye level with complimentary work tops. Stainless steel sink and half drainer. Built in appliances to include electric oven and gas hob with extractor fan over. Tiling to water sensitive areas. Gas radiator. Door to rear into utility room. Wood laminate flooring.

### Utility Room

Window to side, range of units at eye level and work top. Plumbing for automatic washing machine, gas radiator and wall mounted boiler unit. Door to rear into WC. Wood laminate flooring.

### WC

Double glazed window to side, low level WC, wood laminate flooring.

### First Floor Accommodation

#### Landing

Doors to all rooms, loft access.

### Bedroom One 13'8 (4.17m) x 10'10 (3.32m)

Two double glazed windows to front, gas radiator. Door to built in wardrobe.

### Bedroom Two 14'6 (4.42m) x 10'6 (3.21m)

Double glazed window to rear, gas radiator and door to built in wardrobe.

### Bedroom Three 7'5 (2.26m) x 6'7 (2.02m)

Double glazed window to rear, gas radiator. Wood laminate flooring.

### Family Bathroom

Obscured double glazed window to side. Three piece suite comprising of panel bath with electric shower over and shower curtain. Low level WC, pedestal wash hand basin, floor to ceiling tiling. Gas radiator and continuation of wood laminate flooring.

### Front Courtyard Area

#### Rear Garden

PLEASE NOTE: this garden is open plan with joint access with the neighbour.

Consists of hard standing area leading down to further garden which is mainly laid to lawn with shrub borders and flower beds. Hedge perimeter and gated access to front.

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## Three Bedrooms

