

61 Proclamation Avenue
Rothwell
Northamptonshire
NN14 6GY

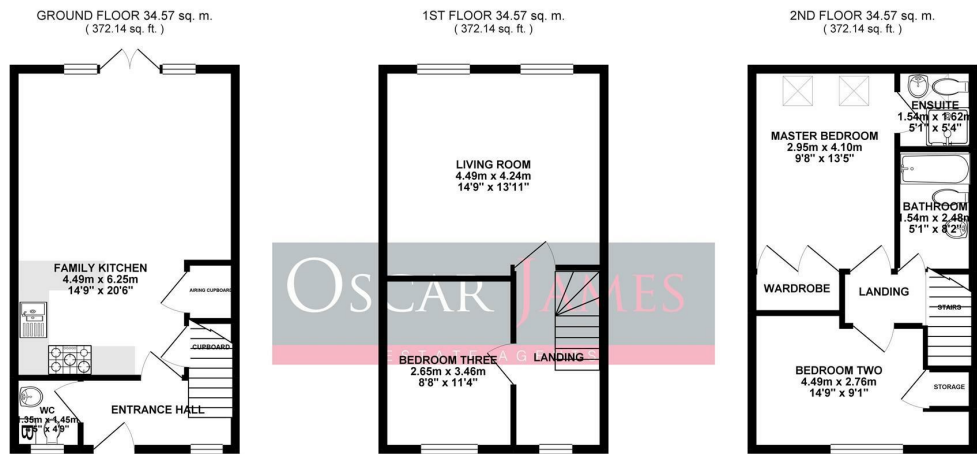
£250,000



OSCAR JAMES

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FLOOR PLANS



TOTAL FLOOR AREA : 103.72 sq. m. (1116.42 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Family/dining room over looking the garden and large lounge



Modern refitted kitchen/diner/family room with patio doors leading to the rear.



Three bedrooms, master benefits from en-suite.



Downstairs WC, family bathroom and en-suite to master



Well maintained rear garden with a combination of lawn and patio areas.



Single garage and driveway



WHAT'S GREAT?

A beautiful three storey, three / four bedroom stone built family home situated in the popular market town of Rothwell.

Spacious accommodation runs throughout this thoughtfully designed home which benefits from off road parking and a garage which can also be accessed from the rear garden via a courtesy door. The garage also benefits from power and lighting.

Overall accommodation comprises an entrance hallway with guest WC and a spacious kitchen dining family room, then stairs lead to the first floor which has a sitting room (which could become a bedroom as the downstairs room family room is big enough to be used as sitting room

and kitchen diner) and third bedroom. There is a further staircase which leads to the second floor landing, second bedroom, family bathroom and master bedroom with en-suite shower room.

There is an open plan front garden leading to the front entrance door and gate which leads to the rear garden.

To the rear is an enclosed rear garden with freshly laid patio which offers a good degree of privacy for a modern property.

Call sole selling agents Oscar James on 01536 415777 to book your appointment now.

...expect excellence



SELLER'S SECRET

We have loved living here, the open plan living space is great for our family. However, we are now looking to move abroad. Parks and playgrounds are just around the corner, schools, nurseries, doctors and local shops are all within walking distance. There are also plenty of great restaurants and pubs in the town. This is truly an ideal place to live!



Why we like it....

This is a fantastic home that must be seen to be fully appreciated. We love the versatile accommodation running throughout. The master bedroom with en-suite is amazing and the privacy that the garden offers is superb. A must see property.

To buy or not to buy....

OSCAR JAMES

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