



123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ  
Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk  
www.primechoiceproperties.co.uk



## School Lane

Rothwell, Northamptonshire, NN14 6HZ

**£150,000**



Prime Choice, Kettering are pleased to present this fantastic opportunity to secure a bright and promising two-bedroom terraced home in the ever-popular market town of Rothwell, perfect for first-time buyers and investors looking for a standout find! Ideally located, this property offers a superb blend of convenience, community feel and easy access to town amenities and transport links.

Inside, the layout offers a welcoming lounge, a well-proportioned kitchen and dining room with plenty of space for everyday living, a practical shower room, along with one generous double bedroom and a versatile single bedroom, all supported by efficient gas central heating for year-round comfort.

Outside, a private rear courtyard provides a great low-maintenance space to enjoy.

Bursting with potential, this home is ready for someone with vision to make it shine. With the chance to refresh, modernise and truly make it your own, it's a brilliant opportunity to add value and create a space that suits your lifestyle or investment goals.



## Lounge

14'07" x 09'09" (4.45m x 2.97m)

A bright and welcoming main lounge offering generous proportions and a comfortable layout. The large front-facing window allows natural light to flood the space, creating a warm and inviting atmosphere. Ideal for both relaxing and entertaining, the lounge provides easy access to the kitchen via an open arch and benefits from a practical and versatile shape.

## Kitchen

10'07" x 09'06" (3.23m x 2.90m)

A well-planned kitchen located at the rear of the property, featuring ample counter top space and room for both storage and appliances. A window overlooking the rear aspect brings in good natural light. A door leads directly to the rear of the property, offering convenient access to the private courtyard and storage shed. The staircase to the first floor is also accessed from this space.

## Bedroom One

14'07" x 09'08" (4.45m x 2.95m)

A spacious principal bedroom positioned at the front of the house, offering generous floor space. The room benefits from a large window, providing excellent natural light and an airy feel.

## Bedroom Two

09'06" x 06'03" (2.90m x 1.91m)

A well-proportioned second bedroom overlooking the rear of the property, perfect as a single bedroom, home office or dressing room. The layout maximises usable space while maintaining a cosy and functional feel.

## Shower Room

07'01" x 04'09" (2.16m x 1.45m)

A neatly designed shower room complete with shower enclosure, WC, and wash basin. Conveniently located off the landing, this space offers a practical layout.

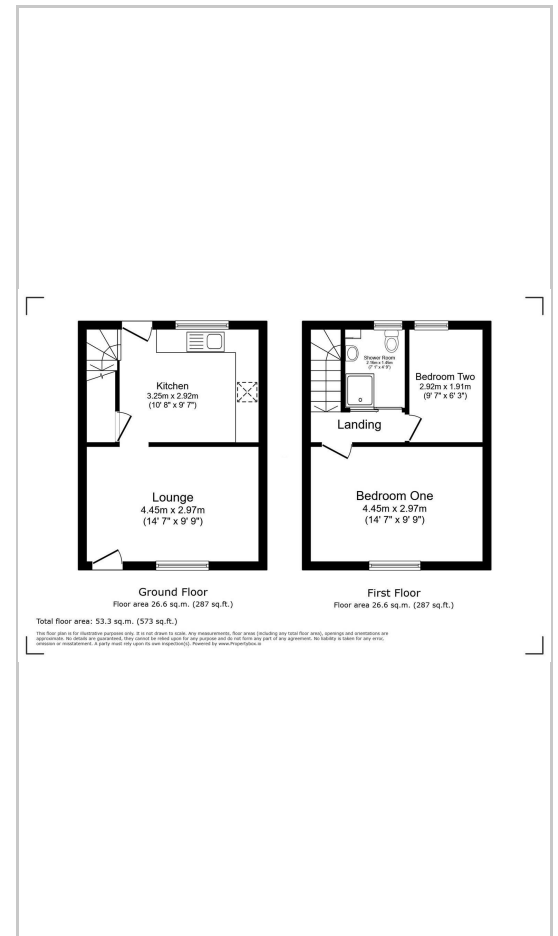
## Disclaimer Paragraph

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

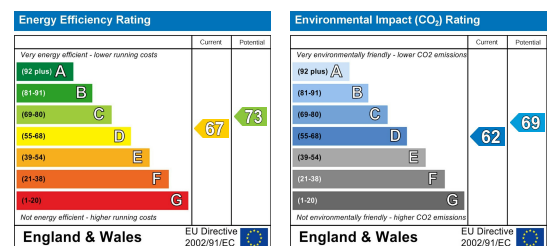
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.