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School Lane

Rothwell, Northamptonshire, NN14 6HZ

£145,000



Looking for a property you can truly make your own? Prime Choice Kettering are delighted to offer this charming two-bedroom terraced home in the heart of Rothwell. Offering the perfect blank canvas to create a cosy cottage-style retreat with your own personal touch, as well as character and potential already in place, it's ideal for buyers with imagination.

Inside, a welcoming lounge provides a relaxed space to unwind, while the kitchen and dining area, ready for a modern update, offers plenty of room to become the heart of the home. Whether you see rustic charm, soft lighting, or a contemporary refresh, the layout is ready for your vision.

Upstairs, a generous double bedroom sits alongside a smaller second bedroom, perfect for a study, dressing room or nursery. The shower room would benefit from refurbishment, giving you the opportunity to create a sleek, modern space to suit your taste. Gas central heating ensures comfort all year round.

Outside, the private rear courtyard is a low-maintenance space just waiting for potted plants, fairy lights, or a cosy seating area to enjoy.



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.

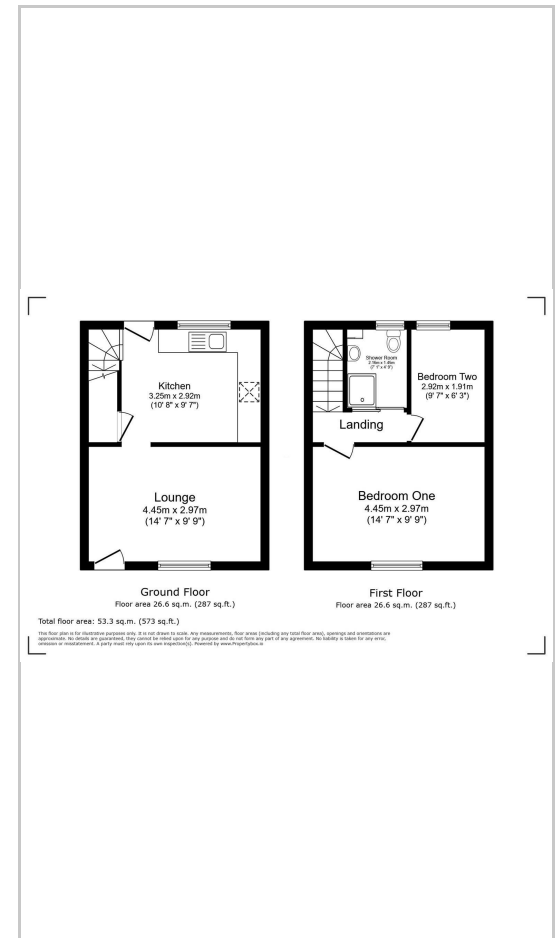
6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

7. Please note that some images have been AI generated and are intended for illustrative purposes only, to help visualise how the space could look.

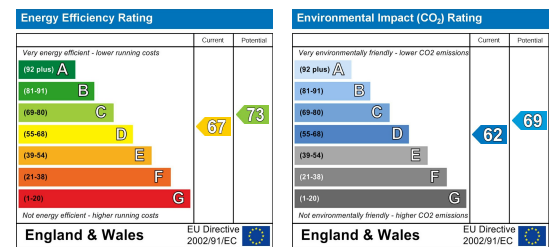
Area Map



Floor Plans



Energy Efficiency Graph



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