



2 Elizabeth Road, Rothwell, Kettering NN14 6AJ

Offers In Excess Of £200,000

Step inside this well-proportioned three-bedroom semi-detached home, perfectly positioned just a short walk from the town centre and convenient transport links along Kettering Road. Set on a generous plot, this property offers a generous rear garden, off-road parking, and a front garden with further parking potential.

Inside, you'll find gas central heating, double glazing, and a layout that's ready for you to make your own. The home is move-in ready, though it offers fantastic scope for modernisation and personalisation over time.

To the side, an outdoor WC and workshop offer exciting possibilities for conversion into additional living space or home office – ideal for modern lifestyles.

Offered with no onward chain, this is your chance to secure a home with real potential in a sought-after location.

Contact Lucas today to arrange your viewing and explore the potential this home has to offer!

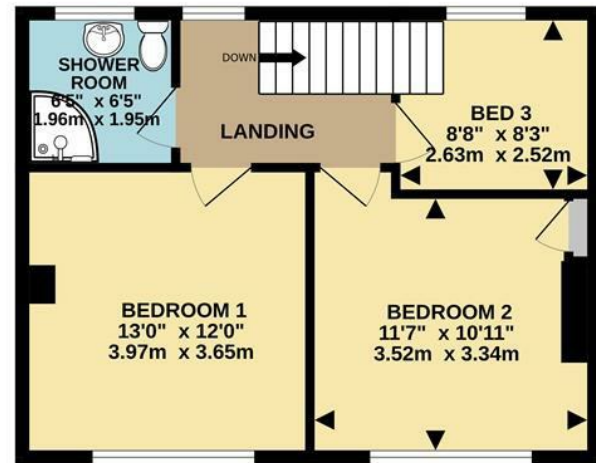
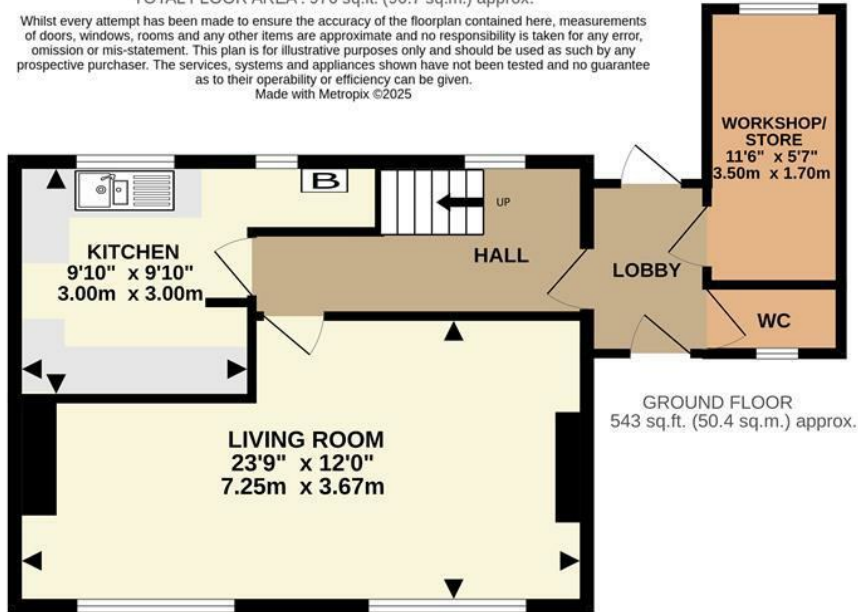
**Tenure: Freehold
Energy Rating: C
Council Tax Band: A**

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TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) 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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- Three-bedroom semi-detached home on a generous plot
- Gas central heating and double glazing
- Large rear garden and off-road parking
- Front garden with potential for additional parking
- Side workshop and WC – ideal for conversion
- No onward chain – move in and make it your own

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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