



14 Underwood Road, Rothwell, Kettering, NN14 6HX

£240,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this THREE bedrooms semi detached home located near the town centre of Rothwell. Situated a short walk from multiple schools and shops. The accommodation comprises to the ground floor of an entrance hall, bay fronted lounge, bay fronted lounge/dining room, modern kitchen/diner, conservatory and a guest W.C. To the first floor are three good sized bedrooms and a modern three piece bathroom. Outside to the front is a low maintenance garden enclosed by a low level wall, while to the rear a patio area leads onto a large garden which is enclosed by timber fencing to all sides. Call now to view!!.

- RECENTLY MODERNISED
- NEW BATHROOM
- OPEN PLAN KITCHEN/DINER
- GUEST W.C
- WALKING DISTANCE TO SHOPS
- NEW KITCHEN
- BAY FRONTED LOUNGE AND DINING ROOM
- CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- WALKING DISTANCE TO SCHOOLS

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

Lounge

12'11 x 11'12 (3.94m x 3.35m)
Double glazed Bay window to front elevation, radiator.

Family Room/Dining Room

10'8 x 10'0 (3.25m x 3.05m)
Double glazed bay window to front elevation, radiator, door to:

Kitchen/Diner

26'2 x 11'0 (7.98m x 3.35m)
Re-Fitted to comprise a range of base units with a single steel sink and drainer, electric hob and extractor, electric oven, space for automatic washing machine, space for







fridge/freezer, double glazed window to rear elevation, radiator, double glazed window and door to rear elevation.

Conservatory

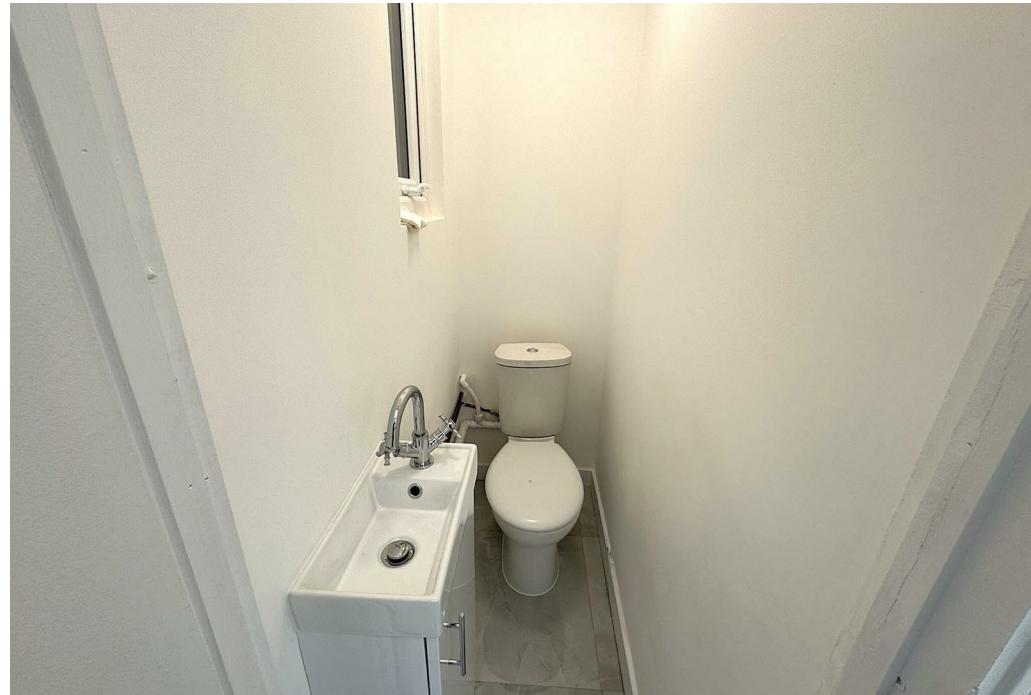
10'6 x 7'0 (3.20m x 2.13m)

Brick built base, radiator, double glazed glazed door to rear, door to:

Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, double glazed window to side elevation.





First Floor Landing

Loft access, double glazed window to front elevation, doors to:

Bedroom One

12'11 x 11'3 (3.94m x 3.43m)

Double glazed window to front elevation, radiator.



Bedroom Two

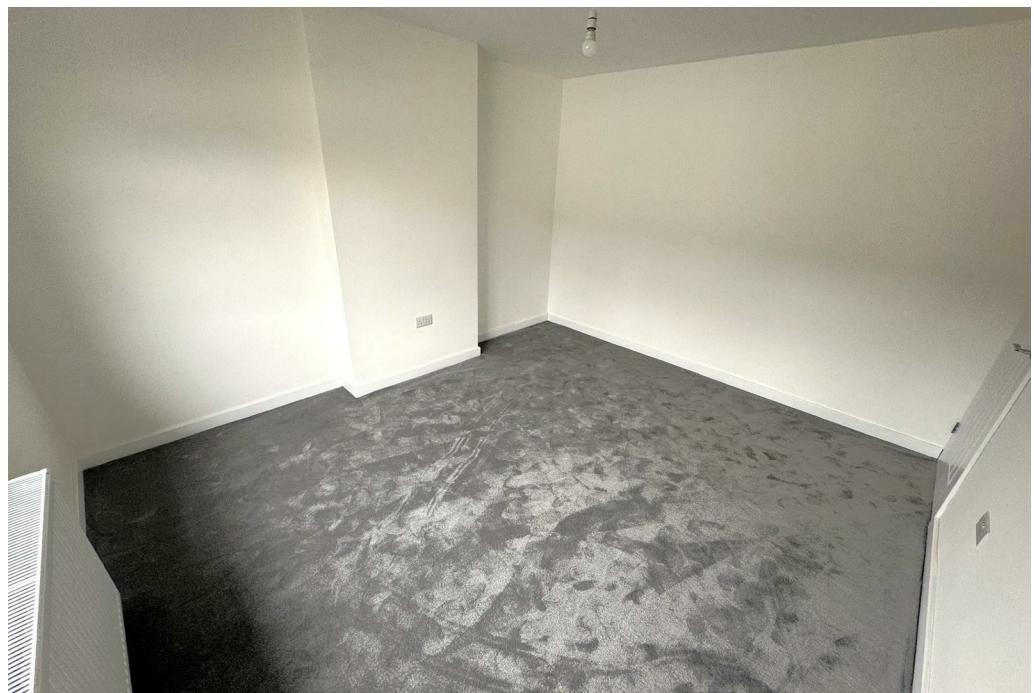
13'8 x 10'0 (4.17m x 3.05m)

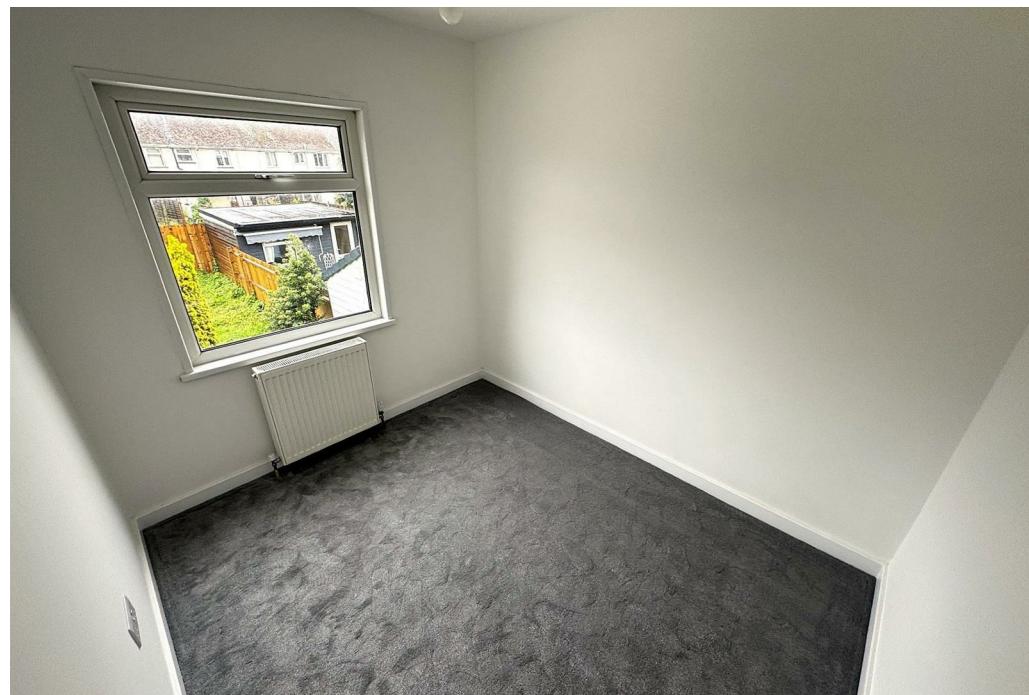
Double glazed window to front elevation, radiator.

Bedroom Three

8'11 x 7'6 (2.72m x 2.29m)

Double glazed window to rear elevation, radiator.





Bathroom

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.

Outside

Front: A low maintenance garden is enclosed by low level wall and has gated rear access to the side.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides, A timber storage shed has power and lighting connected.





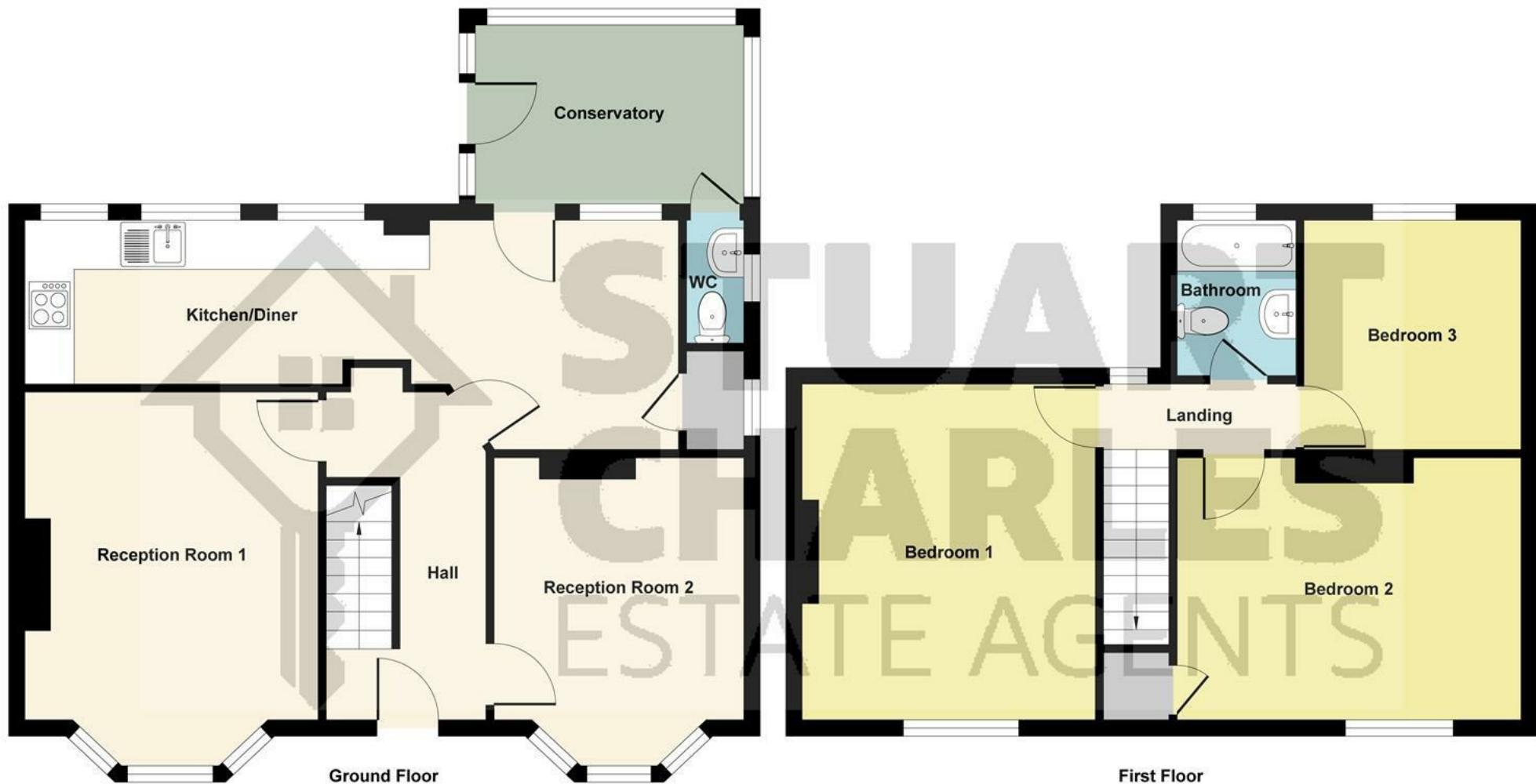


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	68
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC