

49 Kipton Field  
Rothwell  
Northamptonshire  
NN14 6ED

£270,000 offers in excess of



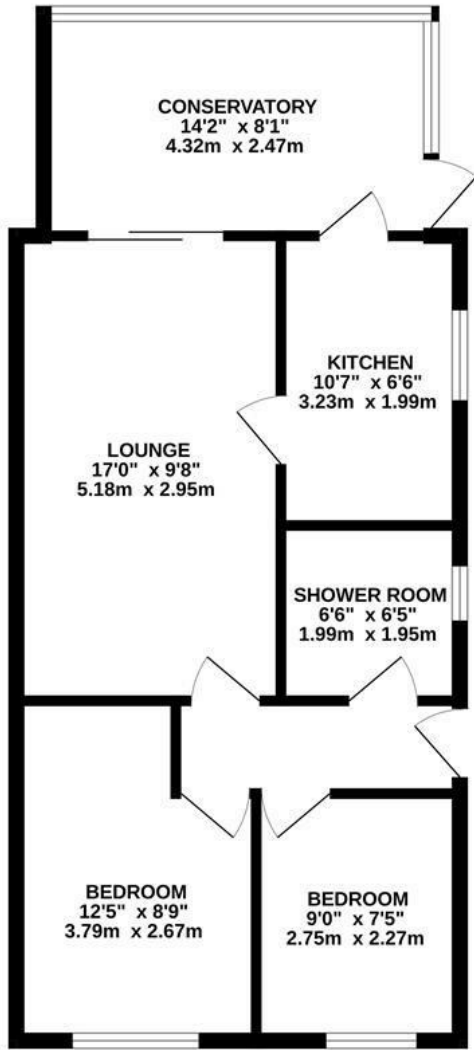
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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## AT A GLANCE...



Lounge and conservatory



Refitted kitchen



Two bedrooms



Refitted shower room



Stunning rear garden with views



Block paved driveway



## WHAT'S GREAT?

An exceptionally well presented DETACHED bungalow with countryside views to the rear which are spectacular.

This property sits within the heart of the popular market town of Rothwell with all it has to offer including independent shops, restaurants and pubs.

Having been extensively improved the accommodation comprises of a refitted composite entrance door, two bedrooms to the front of the property leaving the living spaces to enjoy the private views over the garden, expect to find a refitted high white gloss kitchen, lounge and superb conservatory which provides a lovely space for relaxing and dining, finally, there is a refitted shower room with easy walk in shower.

Other benefits include solid wooden internal doors, refitted UPVc double glazing and gas radiator heating.

Outside to the front there is a gravelled area as well as a block paved driveway providing off road parking for two vehicles at least. To the rear the garden is a fabulous space having been extremely well look after, expect to see flower and shrub borders, shed, patio area and lawn with far reaching views over rolling countryside.

Call sole selling agents Oscar James Kettering to make arrangements to view.

...expect excellence





# SELLER'S SECRET

Having been very happy here over the time we find ourselves wanting to relocate slightly to be closer to family so have decided to sell. Without a doubt it will be hard for us to leave our garden as it is such a lovely space during the warmer months.



*Why we like it....*

Absolutely immaculate from the moment you enter, a must view bungalow in a great location!

## OSCAR JAMES

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*To buy or not to buy....*

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