

56 Proclamation Avenue
Rothwell
Northants
NN14 6GY

£280,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Offered to market with NO CHAIN is this superb extended three/four bedroom three storey town house situated on the outskirts of the very popular market town of Rothwell which has not only numerous independent shops, restaurants, pubs and amenities but is also ideal for commuters needing easy access to the A14, Market Harborough, Kettering and surrounding areas.

The accommodation comprises firstly on the ground floor of an entrance hall, cloakroom and stunning kitchen/diner/lounge which having been extended at the rear provides an impressive, versatile living space for all to enjoy. Expect to find also two storage cupboards in addition to the ample kitchen space consisting of a range of wall and base level units, integrated fridge/freezer, dishwasher and washing machine.

To the first floor there are two bedrooms, or potentially a bedroom with fitted wardrobe and large reception room depending on preference that could be a second lounge or large home office/playroom.

The second floor provides two further bedrooms, the master of which benefits from ensuite shower facilities and fitted wardrobes, the second bedroom also has a storage cupboard and finally a family bathroom completes this floor.

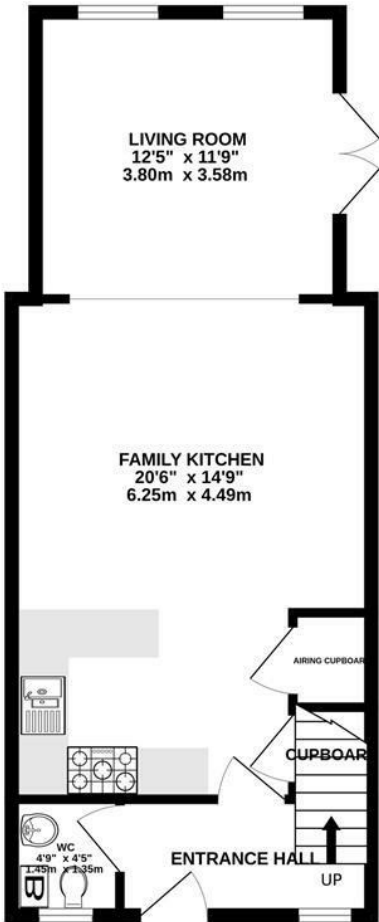
Outside there is a low maintenance garden to the front, single garage with off road parking in front and to the rear expect to find a larger rear garden, with high quality artificial grass, patio area, retaining timber fencing and gated access to the front.

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

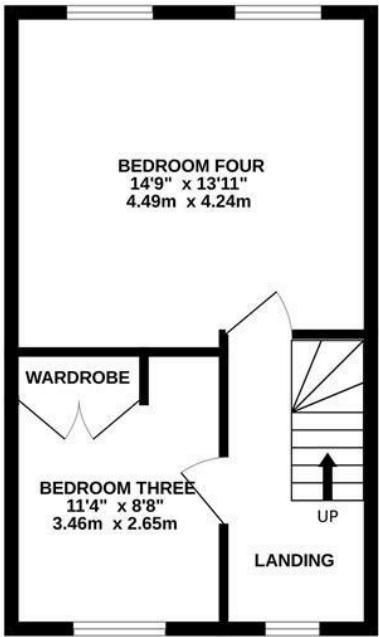
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Floor Plan

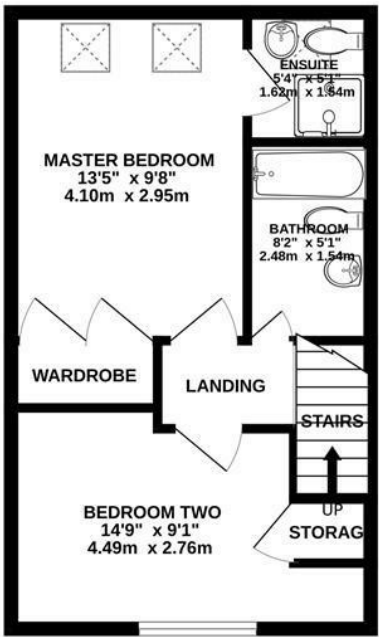
GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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...



Kitchen/diner/lounge, and potential separate lounge room, depending on preference



Modern fitted kitchen with integrated appliances



Three/four bedrooms depending on preference



Family bathroom, ensuite to master and cloakroom



Secluded garden



Single garage and off road parking





SELLER'S SECRET

This is been a wonderful home for us in the time we have been here, the neighbours and area is great, we especially love what Rothwell has to offer with its independent shops and amenities. We are purely making a huge life change by relocating out of the country for a more relaxed pace of living. There will be no onward chain and we are happy to work with sensible timescales for a buyer.



Why we like it....

Better than the average town house given its extension and larger garden. A must view to appreciate all the space it has to offer, call us asap!

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com

To buy or not to buy....
