

1 Stork lane  
Rothwell  
NN14 6GE

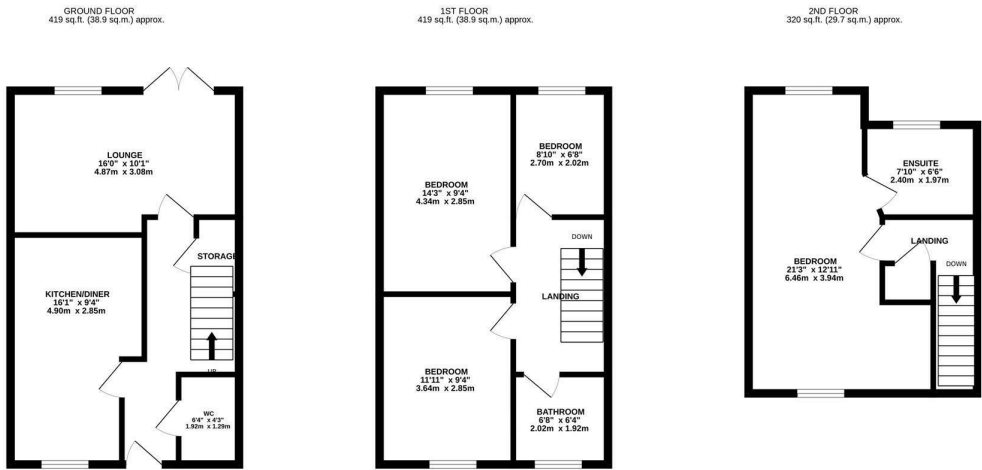
£300,000 offers in excess of



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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 and lounge



Contemporary kitchen with integrated appliances



Four bedrooms



Family bathroom, ensuite to master and cloakroom



Good size garden



Single garage and off road parking



## WHAT'S GREAT?

This very well presented FOUR bedroom, three storey home is offered to market in excellent order throughout and benefits from generously sized bedrooms, beautiful window shutters and a SINGLE GARAGE with off road parking.

The accommodation is set over three floors, the ground floor consists of a through entrance hall, a large cloakroom, kitchen/diner to the front which benefits from quartz work tops, integrated appliances including fridge/freezer, dishwasher, washing machine, oven, hob and extractor, a bright and airy lounge spans the width of the house to the rear and enjoys views over the garden.

To the first floor expect to find three of the four bedrooms along with a family bathroom which has a shower over the bath, sink and WC. The second floor has an impressive master bedroom which is extremely large and benefits from an ensuite shower room.

Outside there is a block paved driveway to the side which has hot and cold water taps that leads to a single garage with power and lighting fitted. The garden to the rear is low maintenance, laid to lawn with a patio area, shed and retaining timber fencing.

Call Oscar James Kettering to make arrangements to view this lovely home.

...expect excellence



# SELLER'S SECRET

We have decided to upsize and relocate slightly and have a property which is no chain that we wish to proceed with once sold.



## Why we like it....

An excellent example of a town house. Great size and with the garage this makes this a extremely good buy for someone new, call us asap!

# OSCAR JAMES

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To buy or not to buy....

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