

40 Stag Road  
Rothwell  
NN14 6GD

£335,000



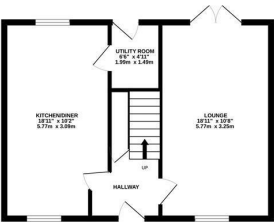
OSCAR JAMES

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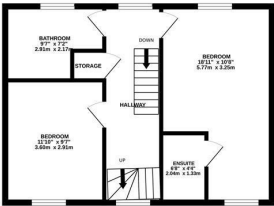


# FLOOR PLANS

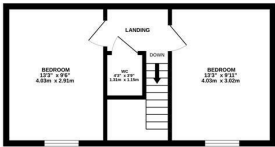
GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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...



Dual aspect lounge



Stunning kitchen with appliances



Four bedrooms



Family bathroom, ensuite plus w/c



Good size garden



Driveway with parking plus garage



## WHAT'S GREAT?

Oscar James are pleased to offer for sale this stunning double fronted property situated in the prestigious development Woodland Valley by Persimmon Homes. The market town of Rothwell is steeped in history and offers excellent access to local bus and road links with Kettering and Market Harborough railway stations within a short drive away. The development also has walking distance access to a range of restaurants, bars and local amenities to include local schools and doctors' surgery.

The deceptively large property offers great space split over three floors. To the ground floor there is a dual aspect lounge with French doors accessing the rear garden. The stunning kitchen/ breakfast room offers a selection of built-in appliances as well as space for seating making this a great hub of the property. The kitchen also benefits from a utility room with further access to

the rear garden. To the first floor is the master bedroom with an ensuite shower room plus the fourth bedroom and family bathroom. The second floor offers a further two double bedrooms with a W/c.

Outside there is a low maintenance frontage plus access to the driveway offering parking for two/three cars plus a single garage and side gated access into the rear garden. The good size rear garden offers a patio seating area which creates a great space for entertaining. This stunning property is offered in immaculate condition throughout and is highly recommended for an internal viewing to appreciate what this property has to offer.

Call Oscar James to book your viewing.

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# SELLER'S SECRET

I have loved living in this property and Rothwell is a beautiful location and it's been great having so many amenities available on my door step. I am now relocating to a different area but hope the new owner enjoy living here as much as i have.



## Why we like it....

Rothwell has alot to offer and this stunning property is a credit to its present owner. The property offers great size accommodation and is offered in immaculate condition throughout. This property is a must to be viewed.

To buy or not to buy....

OSCAR JAMES

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