

22 John Smith Avenue
Rothwell
NN14 6DN

Offers in excess of £240,000

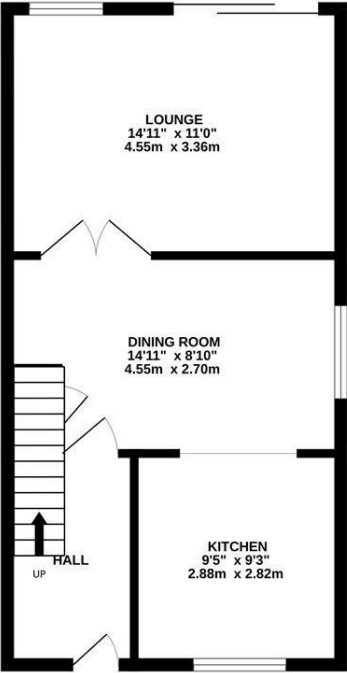


OSCAR JAMES

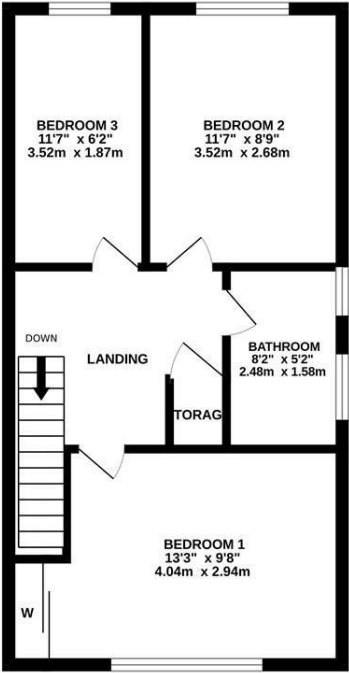
...expect excellence

FLOOR PLANS

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Mensura 12/2025



AT A GLANCE...



Lounge / dining room



Kitchen with appliances



Three-bedrooms



Refitted bathroom



Large rear garden



Off road parking



WHAT'S GREAT?

Situated in the sought-after market town of Rothwell is this well-presented three-bedroom semi-detached property situated towards the end of this cul-de-sac. Rothwell offers a wealth of local amenities and is steeped in local history. The location offers great bus and car routes and the train stations for Kettering and Market Harborough are a short drive away.

The accommodation consists of a kitchen to the front with a selection of built-in appliances and great storage space. Leading off from the kitchen is the open plan dining room which then offers access to the front hall plus glass paned doors in to the lounge situated to the rear which then has sliding patio doors leading onto the rear garden. The property offers great downstairs space ideal for a family. To the first floor there are three well-proportioned bedrooms plus a refitted bathroom suite. All rooms are presented in great decorative order throughout.

To the front of the property is a gravelled driveway offering parking for two cars with steps leading down to the front of the property and is complimented with a selection of shrubs and bushes offering a good degree of privacy to the front of the property. The mature larger than average rear garden is a great entertaining space and whilst mainly laid to lawn, offers a selection of mature trees and shrub borders. There is also a slab patio area giving beautiful views down the garden. The rear garden enjoys a great degree of privacy.

The combination of this great property and its location is a must to be viewed to fully appreciate what it has to offer.

Call sole selling agents Oscar James to book your viewing today.

...expect excellence



SELLER'S SECRET

This has been a great family home and we have loved living in Rothwell and hope to stay here.



Why we like it....

This is a great family home and is situated within walking distance to lots of local shops and amenities.

OSCAR JAMES

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

To buy or not to buy....
