

Sika Avenue  
Rothwell  
Kettering  
NN14 6GN

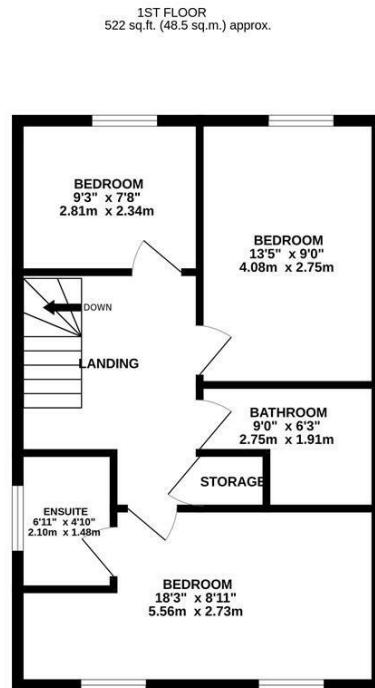
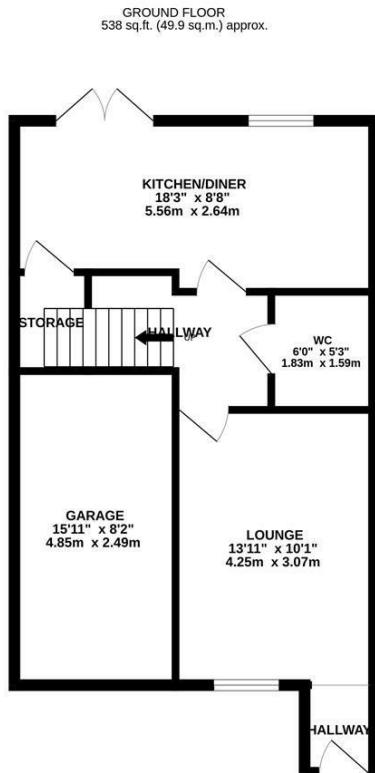
£265,000



OSCAR JAMES

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# FLOOR PLANS



## AT A GLANCE...



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custom text 2



custom text 5



custom text 3



custom text 6

TOTAL FLOOR AREA: 1060 sq.ft. (96.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements, door sizes, 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 condition can therefore be given.  
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# WHAT'S GREAT?

A three-bedroom semi-detached house located on the sought-after Sika Avenue in Rothwell, SITUATED within a popular estate, this property is conveniently situated within walking distance to the town, offering easy access to local amenities and services.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen/dine. The ground floor also features a convenient WC.

The first floor boasts three generously sized bedrooms, with the master bedroom benefiting from an ensuite bathroom. The family bathroom serves the other two bedrooms, ensuring ample facilities for all.

Outside, the property features an enclosed garden, ideal for enjoying the outdoors in privacy, whether for gardening, play, or simply unwinding after a long day. Additionally, the property includes garage parking, offering secure storage and convenience for your vehicle.

Please call Oscar James to arrange a viewing.

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## SELLER'S SECRET

I purchased this property from new, it has been a great home for me, I am looking at upsizing within the local area.



# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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why we like it....

A great home within walking distance to the local town centre.