12 Fallow Road Rothwell NN14 6FS

£295,000





# OSCAR JAMES

...expect excellence

## FLOOR PLANS

GROUND FLOOR 419 sq.ft. (38.9 sq.m.) approx.

1.CUMCE 160° 4.02° 1 4.87° x 3.08m KITCHENDMER 161° 9.92° 4.30m x 2.88m 1ST FLOOR 419 sq.ft. (38.9 sq.m.) approx. 2ND FLOOR 320 sq.ft. (29.7 sq.m.) approx.



BEDROOM 2.70m x 2.02m

BEDROOM 4.34m x 2.85m

DOWN

LANDING

BEDROOM 2.111" 9 9"
2.02m x 1.92m

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.



#### AT A GLANCE...



Lounge



kitchen/Diner



Four Bedrooms



WC/Family Bathroom & Ensuite To Master



Private Rear Garden



Off Road Parking



### WHAT'S GREAT?

Offered to market in excellent order throughout and with a very. To the first floor there are three bedrooms and a family bathroom, situated in the popular market town of Rothwell with plenty of ensuite. independent shops, restaurants, eateries as well as schools.

French doors leading out the to garden. To the front of the property a lovely modern kitchen/diner which benefits from integrated Call Oscar James Kettering to make arrangements to view. appliances including oven, hob and extractor.

good size garden is this four bedroom semi detached home to the second floor expect to find the master of which benefits an

Outside the driveway to the side provides parking for at least two The accommodation comprises of an entrance hall with cloakroom vehicles and gated access leads into the rear garden which is a and stairs rising to the first floor, a good size lounge to the rear with great size, laid to lawn with patio area and retaining timber fencing.



#### SELLER'S SECRET

We have owned this property since new and have loved living here, we are now looking at getting something slightly bigger.





#### Why we like it....

A great property in a popular location, within walking distance to the local town

## OSCAR JAMES

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

To	buy	or	not	to	buy
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