

14 John Smith Avenue
Rothwell
Kettering
NN14 6DN

£270,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated on John Smith Avenue in the charming town of Rothwell, Kettering, this delightful semi-detached house, with great road links to the A14 & A16.

The town is well-regarded for its excellent schooling and a variety of local shops, including charming coffee houses, bakeries, pubs, and restaurants, making it a wonderful place to live.

As you enter, you are greeted by a spacious hallway that leads to an inviting open-plan lounge and dining area, perfect for both relaxation and entertaining. The adjoining conservatory offers a bright and airy space, which boasts views over the expansive rear garden.

To the first floor expect to find three good sized bedrooms and a refitted family bathroom.

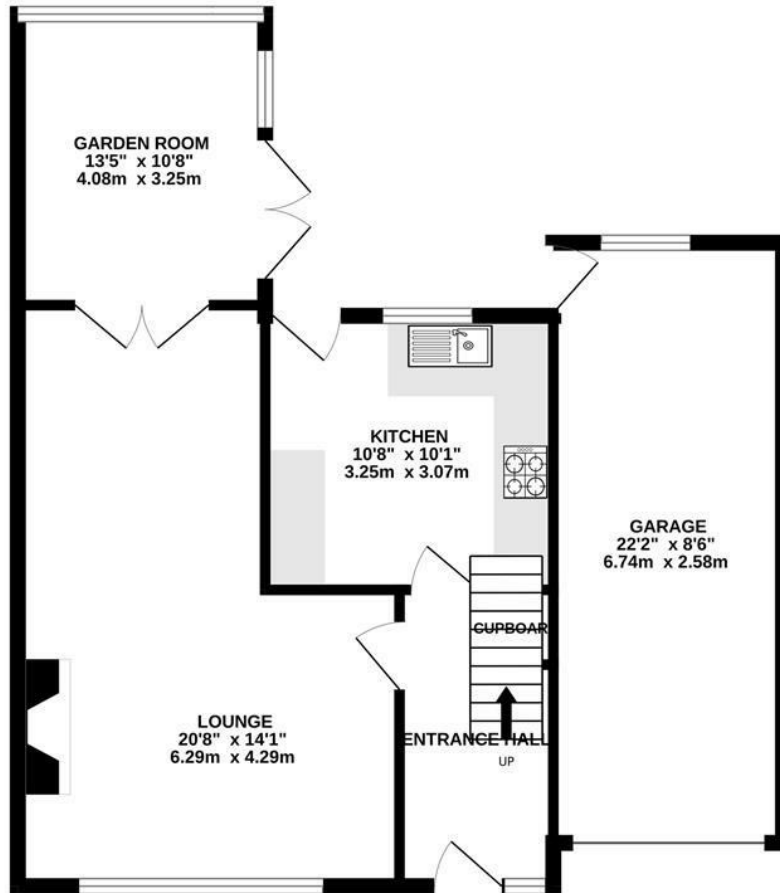
To the front of the property you have off road parking for a number of cars and a garage, to the rear you have a large private enclosed rear garden, with a large decking area to the top and the rest laid to lawn,

Please call Oscar James to arrange a viewing.

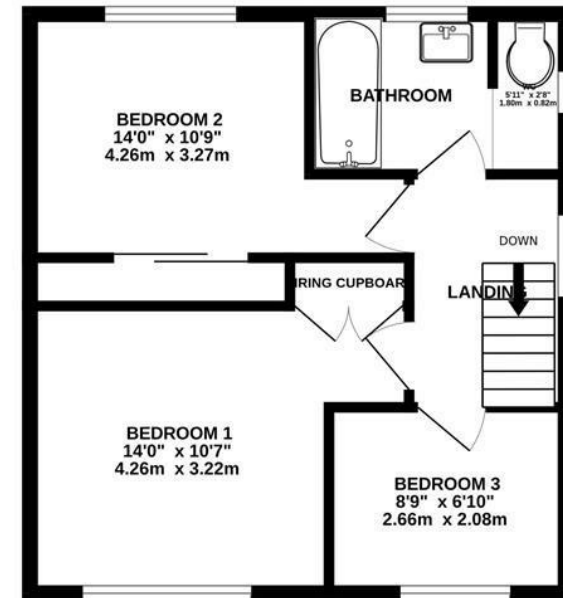
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Floor Plan

GROUND FLOOR



1ST FLOOR



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...



Lounge/diner and garden room



Modern fitted kitchen



Three bedrooms



Family bathroom



Superb garden



Garage and plenty of off road parking





SELLER'S SECRET

The time is right for us to sell and move on. We have especially enjoyed our garden, is a great size and a lovely space to relax.



Why we like it....

Excellent location and plot, a definite must view home!

To buy or not to buy....

OSCAR JAMES

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