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ESTATE AGENTS



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6a Kipton Close, Rothwell, Kettering, NN14 6DR

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\*\*\*VIEWINGS BY APPOINTMENT ONLY - SATURDAY 26TH JULY 2025 FROM 3.00PM TO 4.00PM\*\*\*

A generously sized, detached four-bedroom family home set on a plot of approximately 0.23 acres, tucked away in a cul-de-sac on the outskirts of this sought after market town in north Northamptonshire. Originally built in the mid-1970s, the property has been extended with a two-storey addition and now offers over 1,500 sq ft of living space.

The ground floor includes a dining/sitting area, a spacious separate lounge, a study, and a fitted kitchen. Upstairs, the master bedroom benefits from an en suite bathroom and there are three further bedrooms and a family bathroom.

Externally, the property benefits from ample off-road parking, a detached garage, and a generous garden, which includes a large patio and an extensive, hedge-lined lawn.

## Price £350,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

Accessed via a pvc door with further door leading into:

##### DINING/SITTING ROOM

17'2 x 15'2

A spacious room with ample space for both dining and seating. There is wood effect flooring, stairs to first floor and double glazed windows to two elevations. The focal point of the room is the brick built open fireplace. Doors lead to the study, kitchen and to



##### LOUNGE

21'9 x 12'10

The lounge is a light and airy room featuring twin sets of sliding doors. There is wood effect flooring and double glazed window.



##### STUDY

12'10 x 6'3

With fitted book shelf, wood effect flooring and double glazed window to the side.

##### KITCHEN

13'4 x 10'3

Fitted in a range of floor and wall cabinets with work surface incorporating a one and a half stainless steel sink and drainer. The integrated appliances comprise an electric oven and four ring gas hob. There is a double glazed window to the rear, space for fridge and plumbing for washing machine together with wall mounted central heating boiler. A door leads to:

##### REAR HALL

With a double glazed door to the rear garden and door to:

##### CLOAK ROOM

With W.C and wash basin

##### FIRST FLOOR

The spacious landing has doors to all rooms, access to the roof void, a cupboard housing lagged hot water tank and walk in closet.



##### BEDROOM ONE

14'11 x 12'10

Which features full length sliding mirror fronted wardrobes and double glazed window over looking the rear garden.



##### EN SUITE

9'6 x 7'1

Fitted in a suite comprising; W.C, wash basin and double shower cubicle. There is tiling to splash areas and and double glazed window to the front.



##### BEDROOM TWO

15'2 x 9'0

A double bedroom with double glazed window to the front elevation and wardrobe recess.



##### BEDROOM THREE

11'5 x 8'7

Double bedroom with double glazed window to the front elevation.



##### BEDROOM FOUR

11'6 x 6'4

Featuring a mirror fronted wardrobe and double glazed window to the rear.

##### FAMILY BATHROOM

7'10 x 5'6

Fitted in a suite comprising; W.C, wash basin and panel bath with shower and screen. There is tiling to splash areas.

##### OUTSIDE

The property is situated at the end of a cul de sac.

##### FRONT

To the front of the property and down one side is a large area of hardstanding providing off road parking for numerous vehicles and access to the single detached garage. A personal gate leads into the rear garden.

##### REAR GARDEN

The rear garden faces in a westerly direction. On the southern elevation of the house is a large patio area accessed from one set of sliding doors from the lounge. This in turn leads to the remainder of the garden, largely laid to an expansive area of lawn. There are number of mature trees and deep filled hedge borders behind which is timber fencing.

##### GARAGE

17'2 x 8'4

The single detached garage has an up and over door, lighting connected and a personal door to the side.

##### COUNCIL TAX

North Northamptonshire Council - Band E

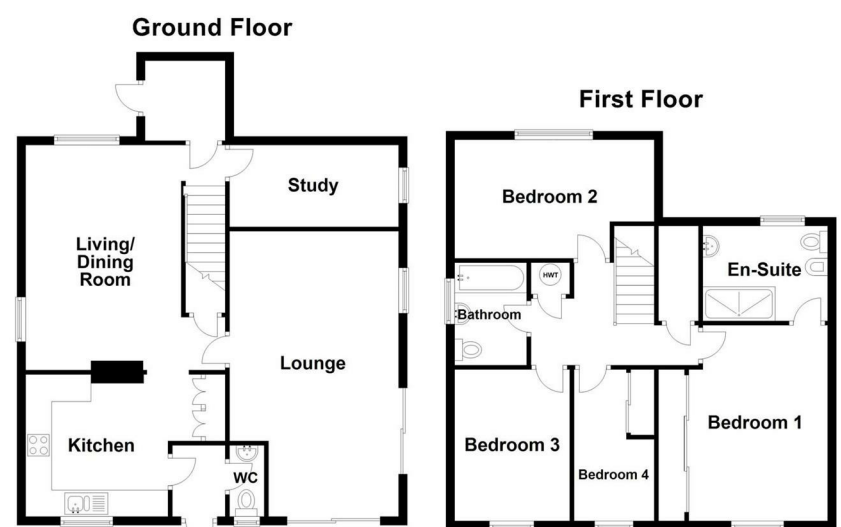
##### LOCAL AMENITIES

Rothwell is a market town in North Northamptonshire, England, located 4 miles northwest of Kettering. It has around 7,600 residents and a history dating back to the Bronze Age. Granted a market charter by King John in 1204, Rothwell became an important medieval town. Today, it offers various amenities, including schools, shops, restaurants, and pubs. The nearest railway station is in Kettering on the Midland Main Line.

##### HOW TO GET THERE

Rothwell is a market town north of Kettering just off the A14. On approaching Rothwell along the A14 take the exit signposted to Rothwell. At the roundabout take the second exit onto Kettering Road which in turn runs into High Street. At the round about take the second exit onto Bridge Street and follow this out onto Glendon Road. Follow this and turn left into Kipton Field and then first left onto Kipton Close where the property can be found at the end of the cul de sac on the right hand side.

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Not to scale. For illustrative purposes only