34 Otter Street

Kettering, NN14 6FX

Simpson Ellson

Beautifully presented two-bedroom home situated within the highly sought-after Woodlands Valley development in Rothwell, offering modern living, two generous double bedrooms, driveway parking for two vehicles and an electric vehicle charging point.

The property would make an ideal first-time purchase, investment or home for anyone looking for a well-presented property in a popular residential location. As you enter, you are welcomed into the entrance hall with access to a convenient downstairs W/C. The spacious lounge provides plenty of room to relax and unwind, while to the rear is the modern kitchen/dining room, creating a practical and sociable space with room for a dining table and French doors opening directly onto the rear garden.

Upstairs, there are two generously sized double bedrooms, with the main bedroom offering an impressive amount of space. The accommodation is completed by a modern family bathroom with contemporary fittings and useful built-in storage.

Outside, the enclosed rear garden has been designed for easy maintenance and provides an ideal space for outdoor dining and entertaining, together with a garden shed for additional storage.
To the front, the property benefits from off-road parking for two vehicles and an electric vehicle charging point, adding further convenience for modern-day living.

The vendor has also advised that the loft is boarded and benefits from a loft ladder and lighting, providing valuable additional storage.

Located within the popular Woodlands Valley development, the property offers convenient access to Rothwell and its range of shops, pubs, restaurants and everyday amenities, while also being well positioned for surrounding towns and transport links.

Viewing is highly recommended to fully appreciate the space, presentation and location this fantastic home has to offer.

The development is well placed for local schools, countryside walks and everyday amenities, making this an excellent home in a convenient setting.

£200,000

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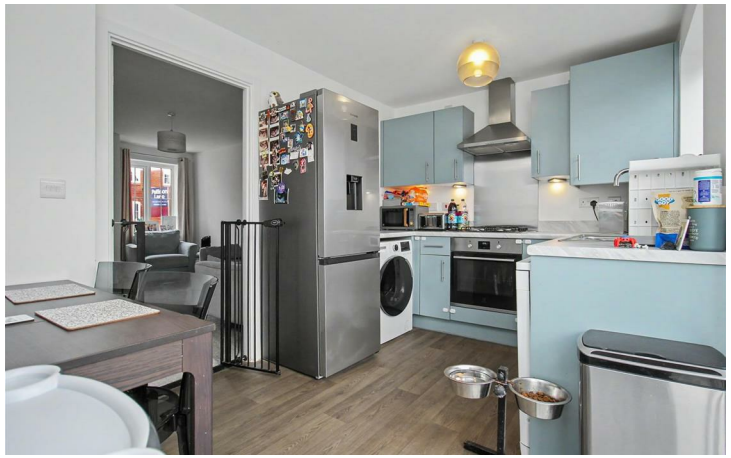

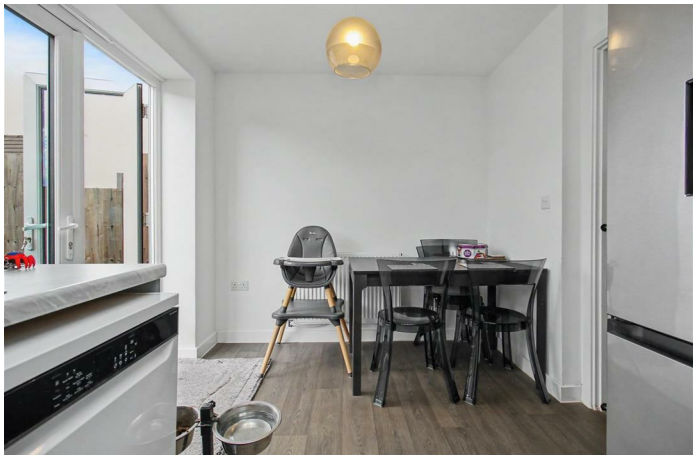

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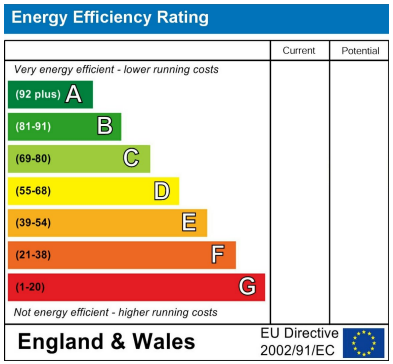
Ground Floor
Summer House
Kitchen/Dining Room
12'8 x 7'9
Storage
Lounge
15'1 x 9'5
Entrance Hall
WC
First Floor
Bedroom 2
17' x 6'8
Family Bathroom
10'1 x 6'9
Landing
Storage
Storage
Bedroom 1
17' x 9'4


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

Simpson Ellson

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