10 Rushton Road

Rothwell, NN14 6HF

Simpson Ellson

Stunning Three Bedroom Semi-Detached Home with Garage in the Heart of Rothwell

Set within the charming and historic market town of Rothwell, this beautifully presented three bedroom semi-detached home has been thoughtfully modernised throughout to offer stylish, spacious living—perfect for families, professionals or first-time buyers looking for a home ready to move straight into.

From the moment you step inside, the property impresses with a welcoming entrance porch leading into a bright and airy hallway, complete with useful under-stairs storage. The cosy yet spacious lounge boasts a feature stone fireplace with gas fire—ideal for relaxing evenings—while the separate dining area flows effortlessly into a sleek, contemporary kitchen fitted with high-gloss grey units, marble-effect worktops and a range of integrated, built-in appliances, along with a handy pantry for additional storage.

To the rear, a superb conservatory provides additional versatile living space, flooded with natural light and opening out onto the garden—perfect for entertaining guests or enjoying a quiet morning coffee. A stylish ground floor shower room completes the downstairs accommodation.

Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own en suite WC, offering added convenience. The remaining bedrooms are ideal for children, guests or even a home office.

Externally, the property continues to impress with a walled frontage and gated access leading to a driveway providing off-road parking and access to the garage. The rear garden is mainly laid to lawn with a patio seating area and mature planting, creating a private and enjoyable outdoor space.

Ideally located close to local amenities, well-regarded schools and excellent transport links, this fantastic home offers the perfect blend of comfort, style and convenience.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

£245,000

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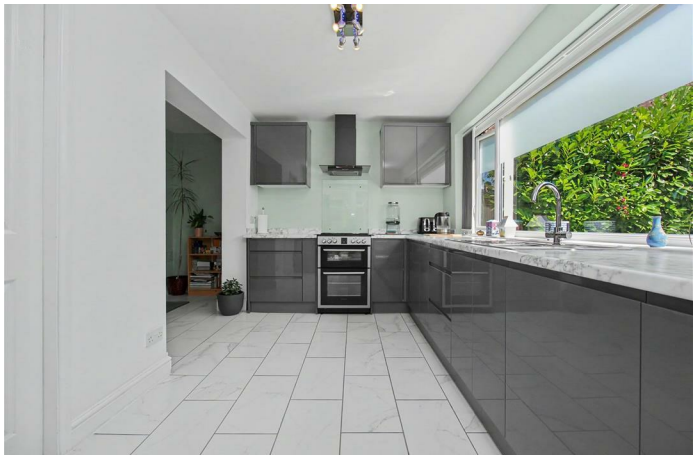

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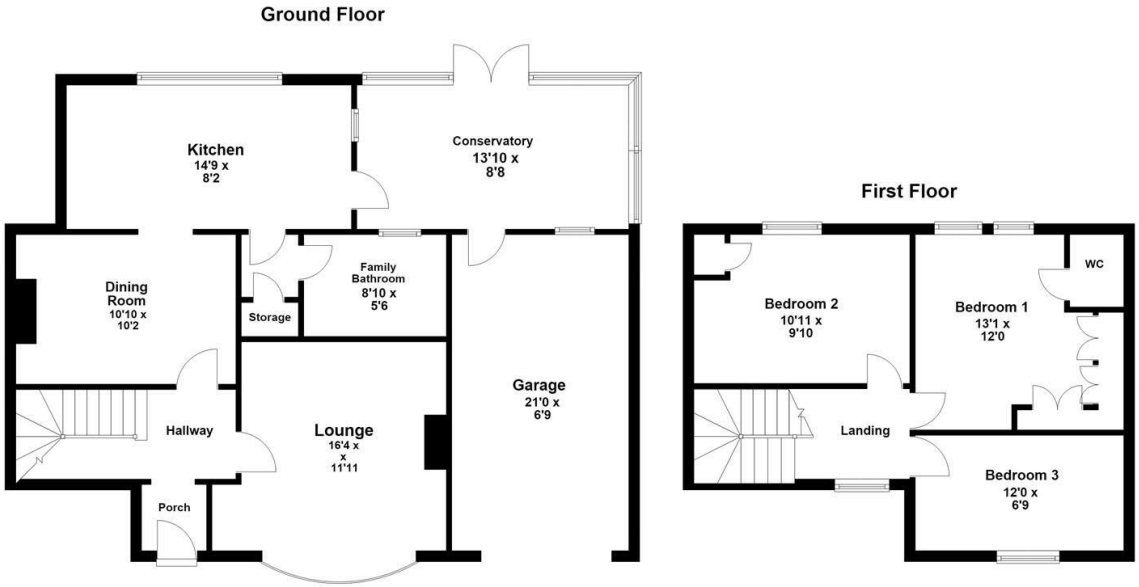
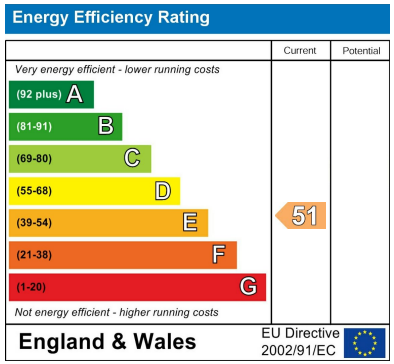

Ground Floor
Kitchen
14'9 x
8'2
Conservatory
13'10 x
8'8
Dining
Room
10'10 x
10'2
Storage
Family
Bathroom
8'10 x
5'6
Garage
21'0 x
6'9
Hallway
Lounge
16'4 x
x
11'11
Porch
First Floor
Bedroom 2
10'11 x
9'10
Bedroom 1
13'1 x
12'0
WC
Landing
Bedroom 3
12'0 x
6'9


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
51
England & Wales
EU Directive
2002/91/EC

Simpson Ellson

T: 01536 645960

E: rothwell@simpsonellson.co.uk

01536 645960

rothwell@simpsonellson.co.uk

https://www.simpsonellson.co.uk

32 High Street, Rothwell, Northants, NN14 6BQ