



4 Barn Owl Drive
Rothwell, Kettering NN14 6FR



Simpson Ellson

IMMACULATELY PRESENTED THREE-BEDROOM FAMILY HOME – SPACIOUS ACCOMMODATION OVER THREE FLOORS, EN-SUITE & OFF-ROAD PARKING FOR TWO CARS

A beautifully presented, turn-key ready three-bedroom family home, offering modern living across three floors, a private rear garden and off-road parking for two vehicles. This is a fantastic opportunity for buyers looking for a home they can move straight into and enjoy.

Situated within a popular residential development in a historic market town, the property offers convenient access to local amenities, schools and excellent road links, making it ideal for first-time buyers, growing families or those looking for a stylish, low-maintenance home.

As you enter the property, you are welcomed into a bright and spacious lounge, providing the perfect setting to relax and unwind. An inner hallway leads through to a convenient downstairs WC and the well-appointed kitchen/dining room, which offers ample cupboard and worktop space alongside room for a family dining table. Double doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living, perfect for entertaining during the warmer months.

The first floor offers two generously sized bedrooms, both beautifully presented and versatile to suit your needs, whether used as bedrooms, a nursery or a home office. A modern family bathroom completes this floor.

Occupying the entire second floor is the impressive principal bedroom suite, offering a fantastic sense of privacy away from the rest of the accommodation. This spacious bedroom benefits from its own contemporary en-suite shower room, creating the perfect private retreat.

Outside, the property continues to impress with an enclosed rear garden, offering space for outdoor dining, relaxing and entertaining. To the front, there is the added benefit of off-road parking for two vehicles.

An impressive home that truly needs to be viewed to be fully appreciated.

£260,000



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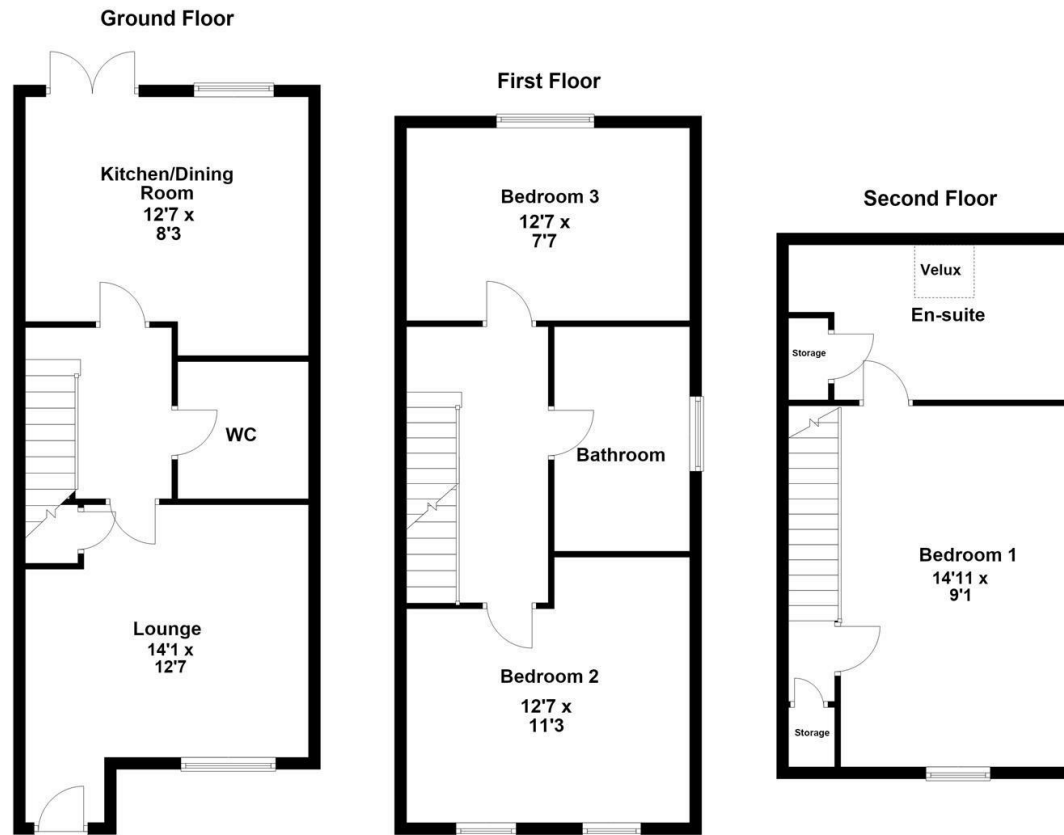
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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





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