



41 Well Lane, Rothwell, Kettering NN14 6DQ

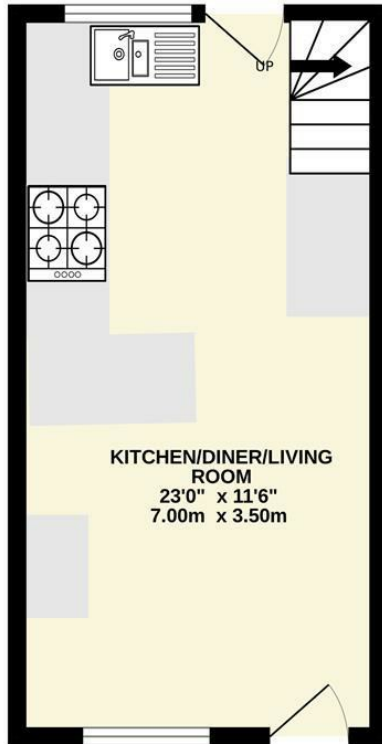
£160,000

Lucas Estate Agents are pleased to be offering this fantastic 2 bedroom property to the market with NO ONWARD CHAIN. Featuring all modern interiors this property is truly turn key and is perfect for a first time buyer or someone looking for a hassle free downsize. Into the front door you are welcomed into the lounge area with space for multiple sofas and chairs. Built in cupboards and shelving gives you plenty of storage space along with housing the gas and electric metre. The modern fitted kitchen has a spacious feel with lots of worktop space and general storage. The alcove has a built in extractor fan and space for a range cooker (cooker sold separately) and sets the tone for the cozy kitchen. Under the stairs you will find further worktop space, perfect for a breakfast bar and ideal for working from home. Upstairs there are 2 bedrooms, bedroom 1 is a large double and has a storage cupboard which houses the boiler and bedroom 2 is a good sized single room with views of the garden. The shower room is cleverly built with the shower over the stairs leaving plenty of space for the modern sink and toilet. The large rear garden is mainly lawned but has a stoned and paved area perfect for bbq's and alfresco dining. There is good garden storage in the large shed at the end of the lawn. The property is perfectly positioned across the road from the park and playing fields which feature lots of countryside walks. Rothwell town centre is a 3 minute walk and has a whole host of amenities including doctors/pharmacies along with pubs and supermarkets.

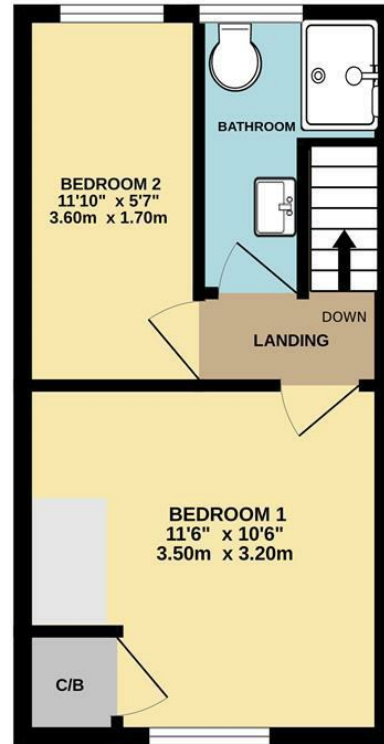
Tenure: Freehold
Energy Rating: C
Council Tax Band: A

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GROUND FLOOR
264 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 sq.m.) approx.

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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- 2 Bedroom Property
- NO ONWARD CHAIN
- Open Plan Living/Dining/Kitchen
- Modern Boiler and Electrics
- Large Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		71
(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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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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