



Connells

Horse Fair Lane
Rothwell Kettering

Horse Fair Lane Rothwell Kettering NN14 6GT

for sale
£150,000



Property Description

Situated on the ever-popular Horse fair Lane, this top floor apartment combines a generous living space, modern finishes, and a convenient Rothwell location, making it an excellent choice for first-time buyers and investors alike.

Upon entering, you're welcomed by a spacious entrance hall with useful built-in storage. The heart of the home is the bright and airy open-plan living area, offering ample space to relax, dine, and entertain. The stylish kitchen is thoughtfully arranged with plenty of worktop space and storage, seamlessly connecting to the living area to create a sociable environment.

Both bedrooms are generously sized and benefit from fitted wardrobes, providing excellent storage solutions. The principal bedroom enjoys the added advantage of a private en-suite shower room, while the second bedroom is served by a contemporary family bathroom finished to a high standard.

Further benefits include an allocated off-road parking space, adding practicality and peace of mind for residents.

Beautifully maintained and ready for immediate occupation, this attractive apartment offers low-maintenance living without compromising on space or comfort. Positioned close to Rothwell's amenities, transport links, and local countryside walks, it presents a fantastic opportunity to enjoy modern living in one of Northamptonshire's most desirable market towns.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Entrance door to the front, carpet flooring, heater.

Bedroom One

Window to the front, heater, carpet flooring.

Ensuite

shower, wash hand basin, low level WC, heated towel rail.

Bedroom Two

Window to the front, carpet flooring, heater.

Bathroom

Bath with shower over, shower screen, wash hand basin, low level WC, heated towel rail.

Lounge / Kitchen / Diner

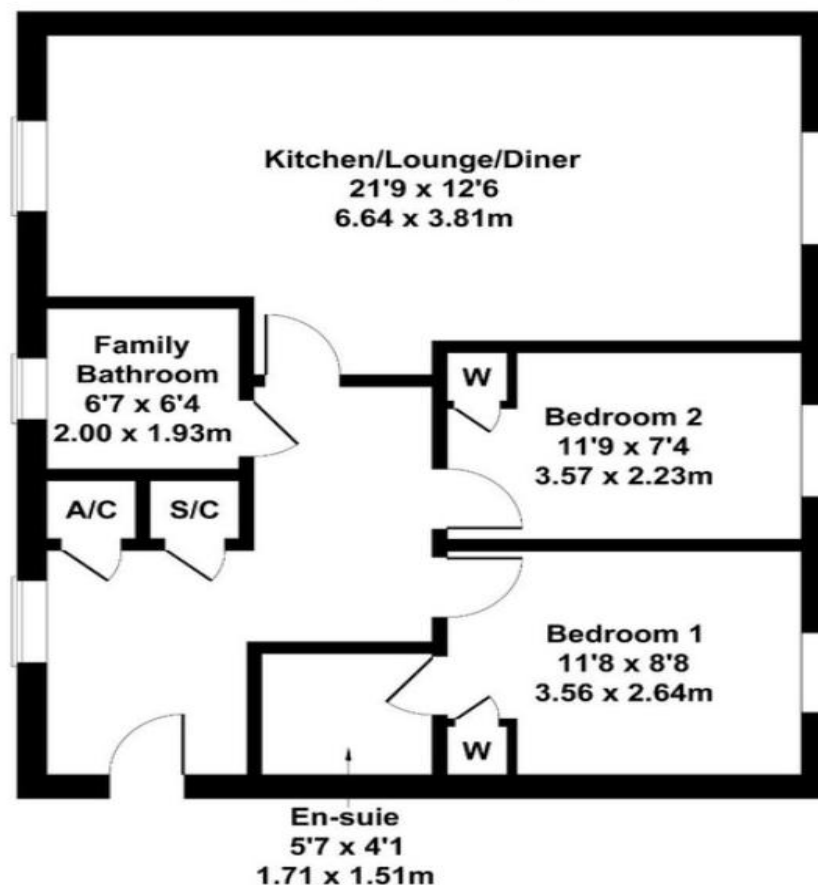
Windows to front and rear, carpet throughout lounge space and tiled flooring in kitchen. a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, built in appliances.





82 Horse Fair Lane, Rothwell

Approximate Gross Internal Area
753 sq ft - 70 sq m



To view this property please contact Connells on

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5 Montagu Street
KETTERING NN16 8XG

EPC Rating: C Council Tax
Band: B

Service Charge:
1871.74

Ground Rent:
125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KTT308834

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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