

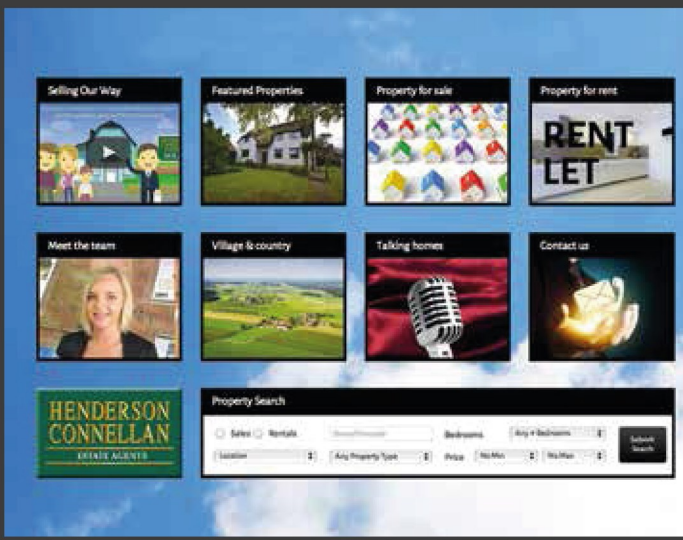
Floorplan and Measurements



Total area: approx. 65.1 sq. metres (700.5 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Character Charm

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5 The Maltings, Rothwell, Kettering NN14 6JZ

Offers In Excess Of £250,000



"Character Charm"

This charming Grade II listed two-bedroom stone cottage is located in discreetly positioned in the lovely enclave within the heart of Rothwell. The interior is beautifully presented and brimming with character features to include an entrance hallway with stunning exposed brick flooring which leads through to the stylish kitchen with integrated oven and hob. The generously sized living/dining room has an attractive exposed brick fireplace enjoying the warmth of a gas fire. Upstairs you will find the well-appointed bathroom and two double bedrooms. Outside the gravelled driveway provides off road parking for two/three cars and the gardens are beautifully presented, providing a lovely space to enjoy a summer afternoon. The vibrant restaurants and amenities are only a short walk away. Call us to book a private viewing today.

EPC RATING: D COUNCIL TAX: C

- Grade II listed cottage
- Beautifully presented accommodation throughout full of character features with exposed beams and ledge and brace doors
- Gas central heating
- Entrance hallway with gorgeous exposed brick flooring and useful under stairs storage
- Kitchen with a range of base and eye level units, butler sink with monobloc tap and drainer inset to solid oak worktops, integrated oven and four ring induction hob, space for fridge/freezer, washing machine and dishwasher (appliances are negotiable), ceramic tiled splash backs and lovely exposed brick flooring
- Living/Dining room with attractive exposed brick fireplace with gas fire and solid oak flooring
- Upstairs there are two double bedrooms, both are generous in size
- Bathroom suite comprising low level WC, wash hand basin inset to storage, panel enclosed bath with shower and glass shower screen, ceramic tiled splash backs and flooring

Outside there is off road parking for two/three on the gravelled driveway. The gardens are beautifully presented with patio seating area perfect for alfresco dining and beautifully presented borders home to flowers and shrubs and small trees. A charming garden.