



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Playford Close, Rothwell NN14

"A Cut Above"

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## "A Cut Above"

This exceptional, extended detached family home commands an impressive plot with sizable wrap around gardens, finished to an exacting standard both inside and out. The high specification interior combines space and versatility with UPVC double glazing, gas central heating, security alarm system, Oak interior doors and balustrade to stairway. The entrance hall leads to the living room enjoying the warmth of a woodburner, the stunning free flowing kitchen/dining/family room has designer units with granite worksurfaces and select integrated appliances which flows to the fabulous conservatory in the guise of a family room, the perfect vantage point from which to admire the gardens. There is a separate, useful utility room and a guest cloakroom. Upstairs the light filled landing leads to the principal bathroom and three double bedrooms and one generous single, the master bedroom with fitted wardrobes and en suite. Outside the gardens are wonderful, a block paved driveway provides parking for four cars with access to a single garage, the grounds extend to either side of the house to the lovely landscaped rear gardens, with strategic planting creating privacy, a water feature and specialist lighting providing evening illumination compliment the garden. Rothwell has a wealth of amenities, fabulous Restaurants and ultra convenient access to the A14 and Market Harborough. A simply sensational home.



## EPC RATING: PENDING COUNCIL TAX: E

**Living Room** - 4.9m x 3.66m (16'1" x 12'0")

**Kitchen / Dining / Family Room** - 8.71m x 2.69m (28'7" x 8'10")

**Conservatory** - 3.68m x 3.45m (12'1" x 11'4")

**Utility Room** - 2.84m x 1.42m (9'4" x 4'8")

**WC** - 1.93m x 0.89m (6'4" x 2'11")

**Bedroom 1** - 3.86m x 3.71m (12'8" x 12'2")

**Ensuite** - 2.03m x 1.17m (6'8" x 3'10")

**Bedroom 2** - 3.07m x 3m (10'1" x 9'10")

**Bedroom 3** - 3.68m x 2.24m (12'1" x 7'4")

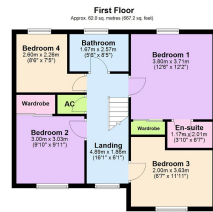
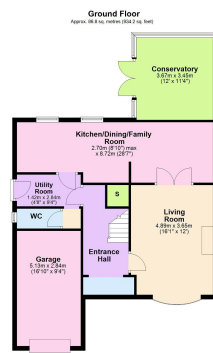
**Bedroom 4** - 3.05m x 2.59m (10'0" x 8'6")

**Bathroom** - 2.51m x 1.65m (8'3" x 5'5")

**Garage** - 5.13m x 2.87m (16'10" x 9'5")







Total area: approx. 148.8 sq. metres (1601.4 sq. feet)

- Detached House
- Two Bathrooms
- Driveway for Four Cars
- Kitchen/Family/Dining Room
- Close to Amenities
- Four bedrooms
- Garage
- Extended
- Large Garden
- Gas Central Heating



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.

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