



## 102 Proclamation Avenue

Rothwell, Kettering, NN14 6GY

**£1,250 Per Calendar Month**



Nestled in the desirable area of Proclamation Avenue, Rothwell, Kettering, this charming three-storey mid-terrace house offers a perfect blend of modern living and comfort. Built in 2014, the property spans an impressive 1,163 square feet and is presented in excellent condition, making it an ideal choice for families or professionals seeking a contemporary home.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient W.C. The heart of the home is the modern kitchen, which comes equipped with high-quality fitted white goods, including a tall fridge/freezer, washing machine, and dishwasher, ensuring that daily chores are a breeze. The ground floor also features a well-proportioned reception room, perfect for entertaining guests or enjoying family time.

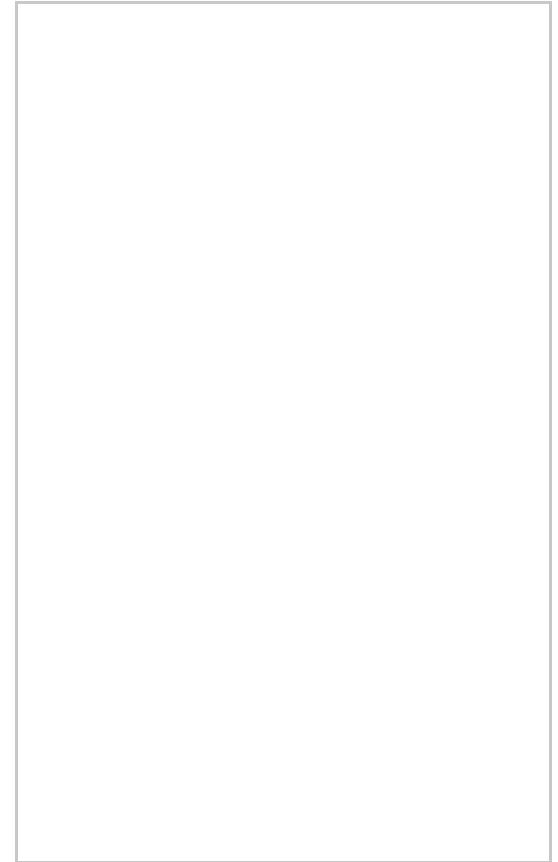
Ascending to the first floor, you will find a comfortable bedroom alongside a bright and airy lounge, providing a lovely space to relax. The second floor boasts two additional bedrooms, one of which benefits from an en-suite bathroom, offering privacy and convenience. A family bathroom is also located on this level, catering to the needs of the household.

Outside, the property features parking for two vehicles, including a garage, which is a rare find in this area. The rear garden is laid to lawn, providing a delightful outdoor space for children to play or for hosting

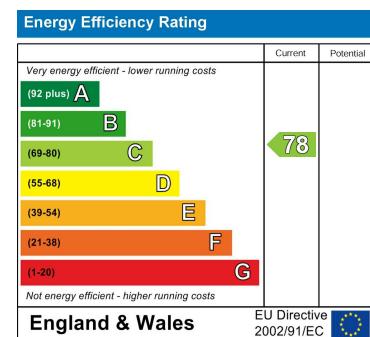
## Area Map



## Floor Plans



## Energy Efficiency Graph



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