



# Rockingham Paddocks, Kettering NN16

"Cotherstone"

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## "Cotherstone"

This substantial, individually designed and built detached bungalow occupies a significant plot, discreetly positioned within the very desirable Rockingham Paddocks. A private driveway offers plenty of parking with access to a double garage with twin electric sectional doors, there is a store/hobby room above and fabulous, mature wrap around gardens. The impressive interior benefits from gas central heating and mostly UPVC double glazed windows, solar panels offer energy efficient living to include an entrance hall, guest cloak/shower room, kitchen/breakfast room, a generous living/dining room with feature fireplace and a garden room, the perfect vantage point from which to admire the garden. There are three double bedrooms, one used as a study and a principal bathroom. Bus routes, the town centre and a wealth of amenities are with easy reach. Level living in this most discreet, urban setting.

**Living Room** - 7.47m x 5.31m (24'6" x 17'5")

**Kitchen/Breakfast Room** - 3.15m x 2.95m (10'4" x 9'8")

**Garden Room** - 6.02m x 2.41m (19'9" x 7'11")

**Utility** - 2.67m x 1.83m (8'9" x 6'0")

**Bedroom One** - 4.47m x 3.38m (14'8" x 11'1")

**Bedroom Two** - 3.4m x 3.05m (11'2" x 10'0")

**Bedroom Three** - 3.05m x 2.87m (10'0" x 9'5")

**Bathroom** - 3.45m x 1.83m (11'4" x 6'0")

**Shower Room** - 2.64m x 1.6m (8'8" x 5'3")

**Garage** - 5.26m x 0.43m (17'3" x 1'5")

**Garage Two** - 5.26m x 2.87m (17'3" x 9'5")





- Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- Parking For Four Cars
- Two Garages
- Mature Garden
- EPC Rating: B
- Council Tax: E



15-16 Market Place, Kettering,  
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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.

