



**High Hill Avenue, Rothwell Kettering NN14 6BA**

**welcome to**

## **High Hill Avenue, Rothwell Kettering**

William H Brown are delighted to present this well-presented home situated in the sought-after area of Rothwell. Offering spacious living accommodation, a modern kitchen, private rear garden, and driveway providing parking for two cars, this property is ideal for families and first-time buyers alike

### **Lounge**

12' max X 10'5 plus bay

### **Dining Area**

11'11max X 11'10max

### **Kitchen**

11'9 X 8'8 max

### **Conservatory**

10'1 X 8'11

### **First Floor Landing**

#### **Bedroom One**

12'max X 10'6 plus bay

#### **Bedroom Two**

9'3 max X 9'2

#### **Bedroom Three**

8'1 X 6'

#### **Bathroom**





***view this property online*** [williamhbrown.co.uk/Property/RWL108248](http://williamhbrown.co.uk/Property/RWL108248)



welcome to

## High Hill Avenue, Rothwell Kettering

- Driveway providing parking for two cars
- Modern kitchen and comfortable living space
- Three Bedrooms
- Private rear garden
- 

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers in excess of  
**£230,000**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

**view this property online** [williamhbrown.co.uk/Property/RWL108248](http://williamhbrown.co.uk/Property/RWL108248)



Property Ref:  
RWL108248 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01536 418888**



[rothwell@williamhbrown.co.uk](mailto:rothwell@williamhbrown.co.uk)



2 Market Hill, Rothwell, KETTERING,  
Northamptonshire, NN14 6EP



[williamhbrown.co.uk](http://williamhbrown.co.uk)