



Fallow Road, NN14 6FS

- Impressive presentation throughout
- Built in stone
- FOUR bedrooms
- Arranged over three storeys
- LVT flooring with under floor heating
- NO CHAIN
- Driveway and Garage

PRICE
£350,000
OFFERS IN EXCESS
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** An impressive FOUR bedroom detached family home, built in stone and arranged over three storeys. The house is found in outstanding order throughout having been improved by the current caring owners to include LVT flooring with UNDERFLOOR HEATING and separate thermostat to each room, kitchen with centre island, refitted four piece family bathroom and built in wardrobes to all four double bedrooms. The overall accommodation comprises entrance hall, Kitchen/Dining room with island and Quartz tops, Lounge with dual aspect and Utility/Guest WC. The first floor offers two of the four bedrooms with the main bedroom boasting an ensuite shower room and the luxury family bathroom. The second floor provides the two further double bedrooms and a WC. Outside expect to find a small open plan front court, larger low maintenance enclosed side/rear garden and a drive way accessed from the side to the rear providing tandem off road parking for two cars in front of a single GARAGE.

ENTRANCE HALL

Via obscured double glazed composite door, LVT Flooring, stair case raising to first floor landing with storage cupboard under, panelled doors to Lounge/Sitting Room, Kitchen/Dining Room

LOUNGE/SITTING ROOM

18'4 x 10'4 min (5.59m x 3.15m min)
Upvc double glazed window and further Upvc double glazed bay window to side and continuation of LVT Flooring with under floor heating

KITCHEN/DINING ROOM

18'4 x 10'4 min (5.59m x 3.15m min)
An attractive range of high and base level cupboard units with drawer space and Quartz work tops, built in four plate electric induction hob, electric oven and extractor fan and hood over, single bowl, single drainer sink unit with mixer tap, central island providing breakfast bar facility, integrated appliances to include dishwasher, continuation of LVT flooring with underfloor heating, wall mounted concealed boiler, Upvc double glazed window to front and Upvc double glazed French doors to side offering outlook and access to rear garden and ceiling spot lights, panelled door to Utility Room/WC

UTILITY ROOM/WC

Continuation of LVT flooring with under floor heating, Upvc double glazed window to rear, work surface areas with cupboards below, stainless steel sink with mixer tap, appliance space to include plumbing for automatic washing machine and close coupled Wc

LANDING

Having LVT flooring, Upvc double glazed window to rear and panelled doors to Two Bedrooms and Family Bathroom and airing cupboard, stair case to second flooring landing

MASTER BEDROOM

18'4 x 10'4 (5.59m x 3.15m)
Upvc double glazed windows to front and side, LTV Flooring with under floor heating, good size room with built in triple mirror fronted wardrobes providing clothes hanging and shelving space, spot lights sand door to En-Suite

EN-SUITE

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and fully tiled double shower cubicle, continuation of LVT Flooring with under floor heating, extractor fan

BEDROOM TWO

11'4 x 9'4 (3.45m x 2.84m)
Upvc double glazed window to front, built in triple mirror fronted wardrobes providing clothes hanging and shelving space, continuation of LVT Flooring with under floor heating

FAMILY BATHROOM

Four piece suite comprising of low level Wc, vanity wash hand basin, free standing bath with feature mixer tap and shower cubicle, aqua boarding to walls, continuation of LVT Flooring with under floor heating, obscured Upvc double glazed window to side

SECOND FLOOR LANDING

Upvc double glazed window to front, continuation of LVT flooringmlage built in double storage cupboard, panelled doors to Two Bedrooms and WC

WC

Comprising of pedestal wash hand basin and close coupled Wc, continuation of LVT Flooring and extractor fan

BEDROOM THREE

11'4 x 10'4 (3.45m x 3.15m)
Having Upvc double glazed window to front, continuation of LVT flooring with under flooring, built in triple mirror fronted wardrobes providing clothes hanging and shelving space

BEDROOM FOUR

11'4 x 9'4 (3.45m x 2.84m)
Upvc double glazed window to front and continuation of LVT Flooring with under floor heating, built in triple mirror fronted wardrobes providing clothes hanging and shelving space, lift hatch

OUTSIDE FRONT

Open plan small front court with bark chippings with shrub borders,

PRIVATE PARKING & GARAGE

Block paved driveway providing tandem parking for two vehicles leading to single Garage with up and over door and power and lighting connected, timber gate to side and rear

OUTSIDE REAR

The rear garden has been professionally landscaped and designed for low maintenance with immediate paved patio area, artificial lawn with gravel borders, raised shrub and flower borders and enclosed by stone walls with a good degree of privacy, outside tap and power points



call to view 01536 418100

