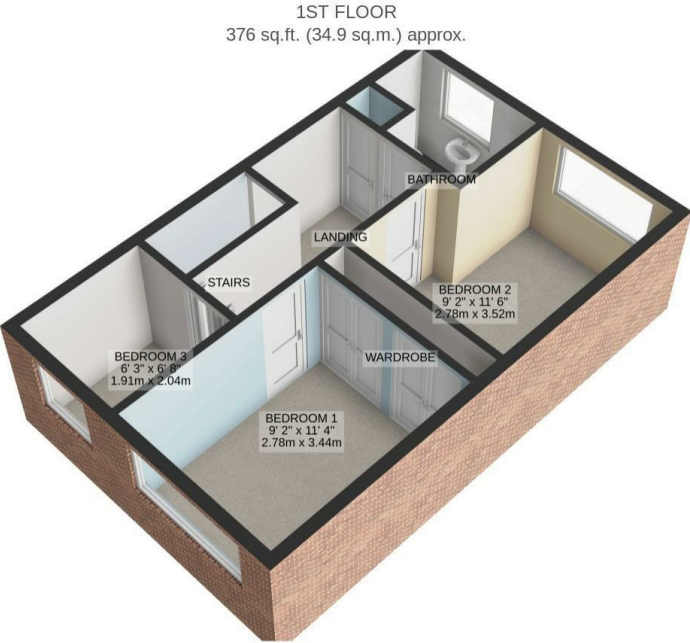


# Kipton Field, Rothwell NN14 6ED



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.



## Kipton Field, Rothwell NN14 6ED

- Three bedrooms
- Parking & DETACHED GARAGE
- Immaculate condition throughout
- Fully refurbished to a high standard
- New Kitchen
- New Bathroom
- Enclosed rear garden
- Popular and sought-after area

PRICE  
£1,100

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





# Kipton Field, Rothwell NN14 6ED

PRICE £1,100

**\*\*IN PERSON AND VIDEO VIEWS AVAILABLE\*\*** An outstand fully refurbished three bedroom detached home with parking, GARAGE and enclosed landscape rear garden. Gas central heated (New Boiler fitted January 2025) and Upvc double glazed throughout. New flooring and decoration - A MUST VIEW

Entrance Hall, front to back Lounge/dining to open plan newly fitted Kitchen with built in cooking facilities and utility recess. Landing to three bedrooms and new bathroom with shower over bath. Open plan front and good size rear garden with paved patio and lawn areas. Popular and sought-after location.

## ENTRANCE HALL

Via opaque double glazed panelled door with canopy porch and outside lights, single panelled radiator stair case raising to first floor landing, panelled door to open plan Ground Floor Lounge/Dining/Kitchen

## LOUNGE/DINING ROOM

24'2" x 11'9" naarrowing to 7'9" into dining area (7.39m x 3.6m naarrowing to 2.37m into dining area)  
Having Upvc double glazed picture window to front, under stairs storage alcove, two single panelled radiators, ceiling spot lights, Upvc double glazed double doors opening onto South/Easterly aspect rear garden, opening into Kitchen Aare

## KITCHEN AREA

8'2" x 7'6" (2.49m x 2.31m )  
Having a range of high gloss, soft close, high and base level cupboard units, work tops and tiled surrounds, inset single drainer sink unit with mixer tap, oven with four ring high point electric hob with Klarstein extractor fan over, ceiling spot lights, opaque double glazed door to rear and double glazed window to side, doorway to Utility Lobby

## UTILITY LOBBY

Having appliance space to include space for tall fridge/freezer, double power point and work top

## LANDING

Having panelled doors to Three Bedrooms, Bathroom and boiler cupboard, loft hatch and double power point

## BEDROOM ONE

11'3" x 8'11" (3.45m x 2.73m )  
Having Upvc double glazed window to front and single panelled radiator under

## BEDROOM TWO

11'4" x 7'0" min plus door recess (3.47m x 2.14m min plus door recess )  
Having Upvc double glazed window to rear and single panelled radiator under

## BEDROOM THREE

6'5" x 5'11" (1.97m x 1.82m )  
Having Upvc double glazed window to front and single panelled radiator

## BATHROOM

Newly fitted three piece suite comprising vanity wash hand basin with cupboards unit, Wc and panelled bath with screen and shower over, complimentary tiled surrounds, opaque Upvc double glazed window to rear, shaver point, heated towel rail/radiator

## OUTSIDE FRONT

Open plan lawn garden to front with driveway providing off road parking for several vehicles leading to timber gates and in turn detached single Garage, outside tap

## OUTSIDE REAR

The rear garden is enclosed and landscaped with immediate decking and paved patio leading onto lawn garden with flower beds, panelled fencing and personal door to Garage

## GARAGE

16' x 9' (4.88m x 2.74m )  
Having up and over door with access to side door and garden



call to view 01536 418100

