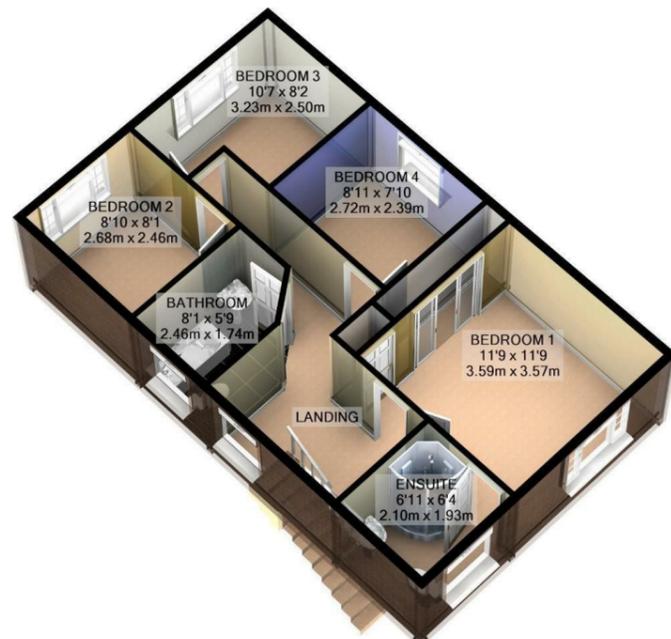
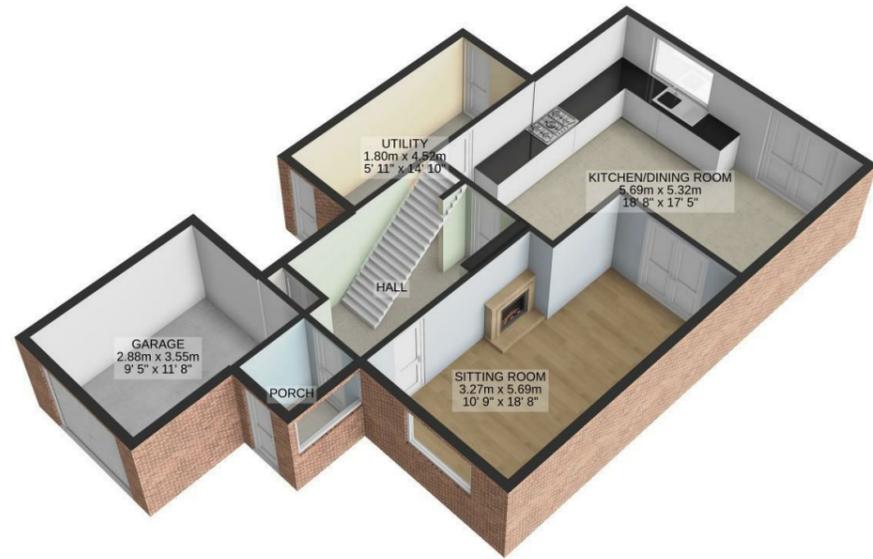


# Harrington Road, Rothwell NN14 6AR

GROUND FLOOR  
72.5 sq.m. (780 sq.ft.) approx.



1ST FLOOR  
APPROX. FLOOR  
AREA 570 SQ.FT.  
(53.0 SQ.M.)



## Harrington Road, Rothwell NN14 6AR

- Four Bedrooms
- Parking & Garage
- Detached Property
- Enclosed Rear Garden

PRICE  
**£345,000**  
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.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Good size FOUR bedroom detached family house with off road parking, garage and enclosed rear garden. The property is gas central heated and double glazed. The overall accommodation comprises Porch, Reception Hall, Lounge/sitting room with feature fireplace, Kitchen/breakfast room open plan to a family room and a side porch/Utility space. The first floor offers the landing leading to four bedrooms with en-suite to Master and a re-fitted bathroom. Outside is a gravelled driveway providing ample off road parking and a single garage, whilst the rear garden is ideal for entertaining, enclosed and offers a degree of privacy.

### ENTRANCE PORCH

Via opaque Uprvc double glazed panelled door with opaque double glazed size screens, laminated wood block style flooring and glazed/timber door to Reception Hall

### RECEPTION HALL

Continuation of wood laminate flooring, double radiator, under stairs storage recess, double glazed window to side, staircase leading to the first floor landing, glazed timber doors to Lounge and Kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

16'11" x 9'8" (5.17m x 2.95m)  
Tiled floor, double glazed window overlooking the rear garden, ornate double radiator, built in storage cupboard. refitted high gloss range of wall and base level cupboard units with work surfaces and drawer space below. Built in cooking facilities comprises of two built in ovens, five ringer gas hob and extractor. Sink unit with mixer tap plus ample further appliance space. Open plan by a feature opening into family room.

### SIDE PORCH/UTILTY

With ample storage space and door to front.

### FAMILY ROOM

8'10" x 12'2" (2.71m x 3.72m)  
Double glazed French doors leading into the rear garden with matching side screens, continuation of tiled floor, glazed timber double doors to separate Lounge.

### LOUNGE/SITTING ROOM

18'0" x 10'6" max (5.5m x 3.22m max)  
Having impressive stone feature fire surround with hearth and display mantle housing a wood burner (not tested), double glazed window to front, single panelled radiator, laminated wood block style flooring, coved ceiling.

### LANDING

Having panelled doors to Four Bedroom and refitted Bathroom, double glazed window to side and loft hatch and single panelled radiator

### BEDROOM ONE

12'4" x 10'9" (3.78m x 3.28m)  
Good sized double room with double glazed window to front elevation,

single radiator, built in mirror fronted wardrobes, further built in storage cupboard and door to ensuite shower room.

### EN-SUITE

comprising shower cubicle, inset wash hand basin and close coupled Wc, obscure double glazed window to front, single panelled radiator.

### BEDROOM TWO

7'6" x 10'5" (2.29m x 3.19m)  
Having obscure double glazed window to side, single panelled radiator and laminated wood block style flooring

### BEDROOM THREE

7'9" x 7'7" min extending to 10'8" max (2.37m x 2.33m min extending to 3.26m max)  
L-Shaped room with double glazed window to rear and single panelled radiator

### BEDROOM FOUR

8'0" x 7'10" (2.44m x 2.39m)  
Having double glazed window to rear, single panelled radiator and laminated wood block style flooring

### BATHROOM

Having complimentary tiling to all walls incorporating a dado tile, obscure double glazed window to side, replacement three piece suite consisting of a bath tub with telephone style shower attachment, close coupled WC and wash hand basin. single radiator.

### OUTSIDE FRONT

Dominated by a gravel drive way providing off road parking for several cars plus access to single Garage.

### GARAGE

16' x 8' (4.88m x 2.44m)  
With up and over door, double glazed window to side

### OUTSIDE REAR

The rear garden has an immediate paved patio stepping up to a larger grassed area edged with shrub and flower beds, pond and gazebo decking area. Enclosed by high level timber panel fencing and offering a degree of privacy.



call to view 01536 418100

