



Kipton Field, Rothwell NN14 6ED

- Three bedrooms
- Re-fitted Kitchen
- Good size rear garden
- Popular and sought after location
- Gas central Heated & Double glazed

PRICE
£279,950

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

We are pleased to offer this Springfir built three bedroom detached home with ample parking, garage and good size Westley aspect rear garden. Gas central heated and double glazed. Entrance Hall, Lounge/dining room, Refitted kitchen, utility and cloakroom W.C. Landing to three bedrooms and bathroom. Popular and sought after location.

RECEPTION HALL

Via opaque leaded double glazed panelled door, stair case raising to first floor landing with storage cupboard under, single panelled radiator, illumination window and panelled to Lounge/Dining Room and further panelled door to Kitchen/Breakfast Room

RE-FIITED KITCHEN/BREAKFAST ROOM

10'3" x 8'6" (3.13m x 2.61m)

Offering a range re-fitted soft close high & base cupboard and draw units with works top over. Matching breakfast bar area, stainless steel sink unit and appliance space with electric cooker point, Upvc double glazed window to Westerly aspect rear garden, panelled door to Utility Room

UTILITY ROOM

8'4" x 6'7" max (2.56m x 2.03m max)

Having additional appliance space to including plumbing for automatic washing machine and space for tall fridge/freezer, double glazed window and door to side and single panelled radiator, internal door to Garage and Cloakroom/Wc

CLOAKROOM/WC

Comprising WC and wash hand basin with tiled surrounds. Heated Towel rail

LOUNGE/DINING ROOM

22'7" x 11'4" in the lounge narrowing to 9'2" (6.9m x 3.46m in the lounge narrowing to 2.8m)

Having double glazed bow window to front having display mantel and double panelled radiator, feature fire place having electric fire leading to Tv/Stereo display plinth, walk through to dining area having further double panelled radiators, double glazed picture window and door offering outlook and access to rear garden

LANDING

Having doors to Three Bedrooms, Bathroom and airing cupboard with shelving, loft hatch and Upvc double glazed window to side, power point

DOUBLE BEDROOM ONE

9'5" plus door recess x 11'1" (2.88m plus door recess x 3.40m)

Having double glazed window to front, single panelled radiator to front, fitted wardrobes providing extensive range of clothes hanging and shelving space

DOUBLE BEDROOM TWO

9'6" plus door recess x 9'2" (2.9m plus door recess x 2.81m)

Having double glazed window to rear and single panelled radiator

BEDROOM THREE

7'9" x 8'3" max incorporating over stairs bulk h (2.35m x 2.53m max incorporating over stairs bulk h)

Single bedroom having double glazed window to front and single panelled radiator

BATHROOM

comprising close coupled Wc, pedestal wash hand basin and panelled bath with screen and shower over, all having tiled surrounds, opaque double glazed window to rear and single panelled radiator and shaver point

OUTSIDE FRONT

To the front there is parking for several vehicles with access to Garage

GARAGE

18' x 8' (5.49m x 2.44m)

Having up and over door, power and lighting connect and internal door to Utility Room

OUTSIDE REAR

The rear garden is an additional feature to the property enjoying a westerly aspect having immediate paved patio area stepping on to larger shaped lawn, edged with a variety shrub and flower beds, timber summer house/shed, side



call to view 01536 418100

