



Scott Avenue, NN14 6DH

- Available 1st September 2025
- Detached Bungalow
- Enclosed low maintenance rear garden
- Parking & Garage
- Two bedrooms
- Conservatory
- Wet room with soak away floor

PRICE
£1,050
PCM

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.



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



Situated in this private and newly popular area of Rothwell is this impressive and extended 2 bedroom detached bungalow. The Persimmon built property occupies a corner plot position and is well presented throughout. The property is gas central heated and double glazed. The overall accommodation comprises of a entrance hall, lounge / dining room, fitted kitchen, wet room and two bedrooms plus a double glazed conservatory to the rear. Outside there is a small open plan frontage, larger low maintenance private rear garden plus off road parking for 3 cars and a detached single garage.

Agents note: Available 1st September 2025.

ENTRANCE HALL

Entered via obscure double glazed panelled door, smoke detector, radiator, access to loft space, wall mounted central heating control thermostat, doors to lounge/dining room, kitchen, two bedrooms and the wet room.

LOUNGE

18'10" x 10'4" maximum (5.74 x 3.15 maximum)
Upvc double glazed window to front elevation, two radiators, TV point, telephone point, ample space for table and chairs.

KITCHEN

9'4" x 7'0" (2.84 x 2.13)
A modern fitted kitchen comprising one and a half bowl stainless steel sink unit with mono bloc taps over, with cupboards beneath, a further range of matching base and eye level units, roll top work surface area with complimentary tiled splash backs, cupboard also housing gas fired combination boiler serving domestic hot water and central heating system, plumbing and space for washing machine, space for further appliance, Upvc double glazed windows to front & side elevations.

BEDROOM 1

11'4" x 8'4" (3.45 x 2.54)
Upvc double French doors to conservatory, His'n'Hers fitted double width wardrobes, radiator, TV point, telephone point.

BEDROOM 2

9'0" x 8'7" (2.74 x 2.62)
Upvc double glazed window to rear elevation which in turn provides natural light from the conservatory, radiator, TV point.

WET ROOM

A modern white low level WC, pedestal wash hand basin, plus wall mounted shower and soak away floor. Obscure Upvc double glazed window to side elevation, heater towel rail.

CONSERVATORY

Double glazed construction with outlook and access to rear garden

REAR GARDEN

The rear garden is designed for low maintenance with immediate paved patio with small Astro Turf area and shrub and flower borders

PARKING & GARAGE

Shared driveway to the rear of the bungalow providing off road parking for three cars in front of single garage with power and lighting connected



call to view 01536 418100

