



Glastonbury Close, NN15 5ES

- Three Potentially Four bedrooms
- NO CHAIN
- Converted Garage
- Popular Location
- Approx. Floor area 1,205 sq ft / 112 sq m
- Well presented

PRICE
£270,000
CHAIN FREE

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 ** OFFERED WITH NO CHAIN** and situated down a private road (of two) in a cul-de-sac location, on the ever popular Ise Lodge estate is this 4 bedroom, detached property. The property benefits from double glazing and gas central heating and has been extended to boast three reception rooms including lounge, dining room, conservatory/breakfast room and extended kitchen, there is also a cloakroom and spacious bedroom 4. To the first floor there are three bedrooms and a family bathroom. Outside there is parking to the front for several vehicles and an enclosed rear garden. The property enjoys private view s with no other house's opposite and is offered to the market vacant with no upward chain. An early viewing is recommended.

Approx. floor area 1,205 sq ft / 112 sq m

ENTRANCE HALL

Via a door to the side. The entrance hall features an obscure double glazed window to the front, radiator, wood effect laminate flooring and doors into Family room/Bedroom Four and the Lounge / Diner.

FAMILY ROOM/BEDROOM FOUR

16'9" x 8'2" (5.13m x 2.51m)

Benefiting from an inbuilt double wardrobe and featuring a double glazed window to the front, radiator, wooden flooring

LOUNGE/DINING ROOM

22'11" max x 10'9" max (7.01m max x 3.30m max)

A large dual aspect reception room featuring a double glazed window to both front and rear, two radiators, feature gas fireplace with marble effect hearth and surround and wooden mantle over, staircase leading to the first floor landing and a door into the Kitchen / Breakfast Room.

KITCHEN/BREAKFAST ROOM

18'8" x 8'2" widening to 26'6" (5.71m x 2.51m widening to 8.08m)

A re-fitted kitchen suite comprising wall and base level units in a Beech finish with roll top work surfaces over and complimentary tiling above, stainless steel sink and drainer, space for a cooker complete with a stainless steel cooker hood over, space for tall fridge / freezer, and appliance space and plumbing for a washing machine and dishwasher. The kitchen features a double glazed window to the rear, a wall mounted radiator, ceramic floor tiles. a door to Cloakroom/Wc and an open archway through to the Breakfast Room, offering further uPVC and brick constructed reception room with double glazing to the side and rear and French doors opening out into the rear garden. The breakfast room also features radiator and ceramic floor tiles.

CLOAKROOM/WC

Comprising closed couple w/c and a wall mounted wash hand basin. The partially tiled with chrome wall mounted towel radiator, extractor fan and ceramic floor tiles.

LANDING

Door to all bedrooms and bathroom, loft access

BEDROOM ONE

14'7" max x 10'11" max (4.47m max x 3.33m max)

Having double glazed window to the rear, radiator, dado rail and an overstairs bulkhead.

BEDROOM TWO

10'11" x 8'0" (3.35m x 2.46m)

Having double glazed window to the front, radiator and wood effect laminate flooring.

BEDROOM THREE

8'0" x 8'5" (2.44m x 2.57m)

Having double glazed window to the front, radiator, coving to the ceiling and wood effect laminate flooring.

BATHROOM

Comprising closed couple w/c, pedestal wash hand basin and a 'b' shaped panelled bath with shower over and glazed screen, tiled walls, radiator, airing cupboard, spot lights, shaver point, ceramic floor tiles and an obscure double glazed window to the rear

OUTSIDE FRONT

Set back from the main road, the gravelled frontage provides off road parking for up to three cars with gated access into the Rear Garden.

OUTSIDE REAR

A paved patio area to the rear of the property leads onto a laid to lawn garden. The garden is fully enclosed by timber panel fencing.



call to view 01536 418100

