



14D Well Lane, Rothwell NN14 6DQ

- One Double Bedroom
- Private Parking Space
- Gas Central Heated
- Double Glazed

PRICE
£650
PCM

23 High Street, Rothwell
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SIMON & CO.
ESTATE AGENTS

****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Situated in this desirable development with landscaped gardens is this impressive one double bedroom first floor apartment. The property offers a fully fitted kitchen with built in appliances. Undercover designated parking (space no.40) accessed by secured wrought iron gates with large landscape gardens and communal decking area - SEE VIDEO VIEW OF GARDENS & PARKING

Entrance

Via secured door at ground level into communal Entrance Hall, property can be situated on the second floor

Entrance Hall

Doors to all rooms, built in storage cupboard, open plan Kitchen and Lounge/Dining Room

Kitchen & Lounge/Dining Room

19'3" x 16'1" (5.88m x 4.92m)

Lounge/Dining Area having two double glazed windows to side, built in storage cupboard, gas radiator, space for dining table and open through to Lounge Area Kitchen area having a range of kitchen units at base and eye level with complimentary marble effect work tops, stainless steel sink and half drainer, tiling to all sensitive areas, built

in appliances to include stainless steel electric oven, gas hob, and extractor hood, built in dishwasher and washer/dryer, under unit lighting, gas radiator, ceramic tiled flooring, spot lights to ceiling

Bedroom One

12'6" x 9'4" (3.82m x 2.85m)

Two double glazed windows to side, gas radiator

Bathroom

Three piece suite comprising of panelled bath with mains Mira shower over with additional glass shower screen, low level WC, pedestal wash hand basin, gas radiator, ceramic tiled flooring, spot lights to ceiling and extractor fan

Outside Parking

Secured parking access via electric wrought iron gates to parking area

Communal Gardens

The property is set in tranquil development with fully landscaped gardens and decking area

Directional Note

Take a left out of the Rothwell office, right at the roundabout onto Bridge Street, right onto the Market Square taking the first left into Well Lane where the entrance to Well Lane development can be located



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.