

Kettering Road, Rothwell NN14 6JR

BASEMENT
18.6 sq.m. (200 sq.ft.) approx.



GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.



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- NO CHAIN
- Two double bedrooms
- Two separate reception rooms
- Guest WC
- Spacious bathroom
- Enclosed rear garden with timber workshop/shed

PRICE
£189,950

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.

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SIMON & CO.
ESTATE AGENTS

**IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **Offered for sale with NO CHAIN is this spacious two double bedroom bay fronted property. The house offers gas central heating and double glazing with other benefits to include two separate reception rooms, guest WC and cellar. The overall accommodation comprises storm porch, entrance hall, Lounge with bay window, separate dining room, kitchen, utility space, guest WC and cellar. The first floor offers two double bedrooms and bathroom. Outside is an open plan frontage with potentially for off road parking (subject to the correct authority and a drop kerb being installed) and an enclosed rear garden with timber workshop.

ENTRANCE HALL

Having Obscured double glazed door, laminated wood block style flooring, ceiling coving, stair case raising to first floor landing, single panelled radiator and door to Dining Room

DINING ROOM

11'9" x 12'3" (3.6m x 3.75m)

Continuation of laminated wood block style flooring, double glazed window to rear, alcove shelving and storage, single panelled radiator and walk through to Lounge/Sitting Room and doorway to Kitchen

LOUNGE/SITTING ROOM

12'3" min plus bay x 12'3" (3.75m min plus bay x 3.75m)

Upvc double glazed bay window to front, continuation of laminated wood block style flooring, two double panelled radiators, ceiling coving, alcove storage and shelving, ornate feature fire place with display mantel and tiled grate and hearth

KITCHEN

9'4" x 7'10" (2.85m x 2.4m)

A range of high and base level cupboard units with drawers space and work surface areas with tiled splash backs, free standing gas cooker (appliance staying) quarry tiled flooring, double glazed window to side, obscured double glazed door to side leading to rear garden, archway to Utility area and door to Cellar/Basement

UTILITY AREA

Continuation of quarry tiled floor, double glazed window to side, work surface areas having appliance space to include plumbing for automatic washing machine (appliance staying) and further appliance space, complimentary tiling to walls, door to Cloakroom/Wc

CLOAKROOM/WC

Having wall mounted was hand basin and low level Wc, obscured double glazed window to rear, ceramic tiled floorings, complimentary tiling to walls

CELLAR/BASEMENT

11'5" min plus bay area x 10'4" (3.5m min plus bay area x 3.15m) Having wall mounted radiator, three Upvc double glazed windows to front, power and lighting connected, large storage cupboard

LANDING

Having doors to Two Double bedrooms and Bathroom, loft hatch and over stairs storage cupboard

DOUBLE BEDROOM ONE

12'3" x 15'10" (3.75m x 4.85m) Having two Upvc double glazed windows to front, single panelled radiator

DOUBLE BEDROOM TWO

11'9" x 10'4" (3.6m x 3.15m) Having Upvc double glazed window to rear and single panelled radiator, laminated wood block style flooring and built in shelved storage

BATHROOM

9'4" x 8'0" max (2.85m x 2.45m max)

three piece site comprising pedestal wash hand basin, panelled bath and close coupled Wc, obscured double glazed window to rear, extractor fan, complementary tiling to walls, and single panelled radiator, airing cupboard housing boiler and shelving space

OUTSIDE FRONT

The front offers gravelled front for low maintenance having shrub and flower borders offering potential for off road parking with correct planning, pathway to steps to entrance door, shared side passageway to rear garden

OUTSIDE REAR

The garden is enclosed having paved pation area, outside tap, slated garden for low maintenance with decorative borders, leading to timber garden storage shed 12' x 10' with power and lightening connected



call to view 01536 418100

