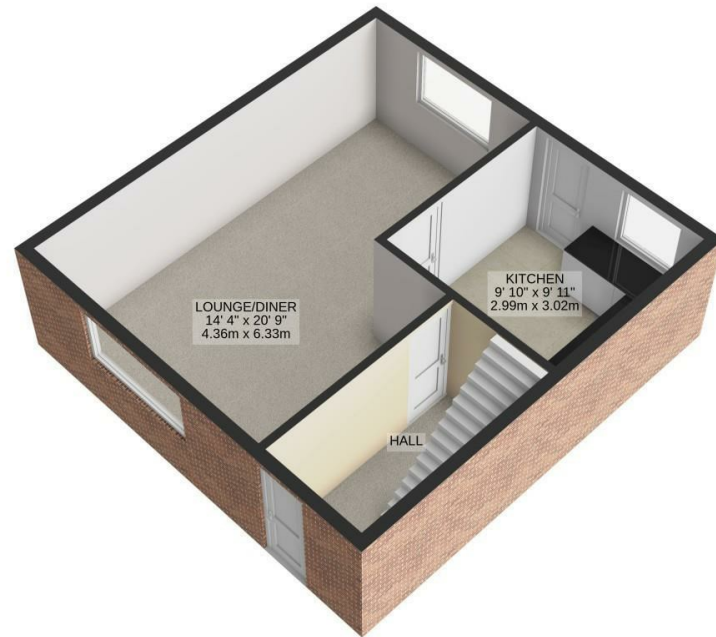
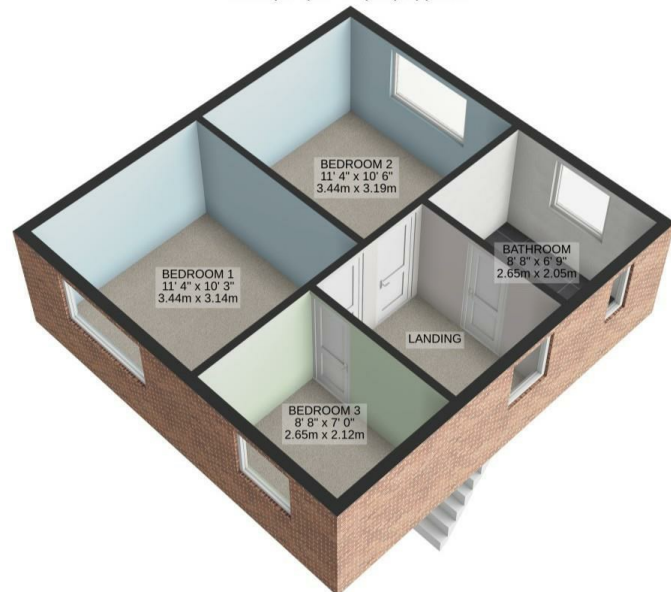


Lancaster Road, Rothwell NN14 6DW

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.



Lancaster Road, Rothwell NN14 6DW

- Cul de sac position
- Well presented
- Refitted Bathroom
- Parking and single garage
- South facing rear garden
- Large decked patio/entertaining area

PRICE
£245,000
OFFERS IN EXCESS
OF

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 VIEWS AVAILABLE**** Ready to view is this spacious and updated three bedroom semi detached house, situated on the ever popular Kipton Field estate and occupying a cul-de-sac position. The house offers full gas central heating and Upvc double glazing, with other benefits to include a recently refitted bathroom, large decked patio and south facing rear garden. The overall accommodation comprises of entrance hall, L-shaped Lounge/dining room with 'Karndean' timber flooring and kitchen. To the first floor are three bedrooms and the aforementioned refitted bathroom. Outside you will find block paved side by side parking for two cars, a single garage and part enclosed front garden. To the rear is South Facing with a large decked patio and entertaining area with lawn below and facing a southerly aspect. Viewing is recommended.

ENTRANCE HALL

Via obscured Upvc double glazed door with matching obscured side screens, laminated wood block style flooring, stair case raising to first floor landing with storage cupboard under, double panelled radiator, panelled door to Lounge/Dining Room

LOUNGE/DINING ROOM

20'10 x 14'4 max (6.35m x 4.37m max)
Having Upvc double glazed window to front and double glazed sliding patio doors to rear offering outlook and access to rear garden, Karndean flooring, two double panelled radiator glazed panelled door to Kitchen

KITCHEN

9'10 x 9'10 (3.00m x 3.00m)
Having fitted range of high and base level cupboard units with drawer space and work tops and tiled surrounds, built in electric oven, electric four ring hob with extractor fan and hood over, integrated appliances to include fridge and dishwasher and plumbing for automatic washing machine, one and half bowl single drainer sink unit with mixer tap, single panelled radiator, Upvc double glazed window to rear and obscured double glazed door to rear

LANDING

Having panelled doors to Three Bedrooms and Bathroom, obscured double glazed window to side, loft hatch

BEDROOM ONE

10'7 x 9'10 (3.23m x 3.00m)
Having Upvc double glazed window to front, singled panelled radiator, feature panelled wall and airing cupboard housing combination boiler and shelving

BEDROOM TWO

11'4 x 10'4 (3.45m x 3.15m)
Having Upvc double glazed window to rear and single panelled radiator

BEDROOM THREE

8'7 x 6'10 max (2.62m x 2.08m max)
Having Upvc double glazed window to front and single panelled radiator, built in over stairs cupboard

BATHROOM

Refitted three piecer suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with wall mounted shower over and screen, ceramic tiled flooring and complimentary tiled surrounds, obscured double glazed window to rear and side, ceiling spot lights, wall mounted chrome heated towel rail/radiator

OUTSIDE FRONT

The front offers block paved parking for side by side parking leading to Garage, hedge row and bush and the remainder of the front garden is gravelled for low maintenance

GARAGE

With up and over door, power and lighting connected, personal door to Utility Area and access to rear garden

OUTSIDE REAR

the rear garden is South Facing with immediate large raised decked patio, stepping down onto lawn garden, timber shed and enclosed by timer panelled fencing, outside tap - personal door to Utility/Garage

UTILITY

the rear of the garage has been converted into a Utility area with work tops, appliance space, door to Garage space and door to potential Wc with Upvc double glazed window to rear



call to view 01536 418100

