



Horse Fair Lane, Rothwell NN14 6GT

- Three Double Bedrooms
- Parking & Timescale
- Viewing is strongly recommended
- Excellent condition

PRICE
£260,000
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 VIEWINGS AVAILABLE OF PROPERTY **** Stone built three double bedroom end of terrace property found in excellent order both inside and out. The property provides a spacious floor plan arranged over three floor and boasts a good sized kitchen/Family room, ensuite shower room to the main bedroom and professionally landscaped low maintenance front, side and rear garden. Other benefits include parking and single garage (on-block). The overall accommodation comprises entrance hall, guest WC and Kitchen/Family Room with built in appliances. The first floor offers the Lounge and one of the double bedrooms and the second floor provides two further double bedrooms with the main room having the ensuite, plus a family bathroom. Outside is the impressive enclosed rear gardens to three sides, parking and garage. Viewing is strongly recommended.

ENTRANCE HALL

Via opaque double glazed panelled door, Upvc double glazed window to front, stair case raising to first floor landing, laminated wood block style flooring, single panelled radiator and panelled doors to Cloakroom/Wc and Kitchen/Dining/Family Room

CLOAKROOM/WC

Having pedestal wash hand basin and closed coupled WC, ceramic tiled flooring, opaque Upvc double glazed window to front, single panelled radiator, wall mounted boiler

KITCHEN/DINING/FAMILY ROOM

20'8" x 14'7" (6.30m x 4.47m)

A range of refitted high and base level cupboard units with drawer space and work surface areas, integrated appliance spaces to including dishwasher, automatic washing machine, fridge and freezer, four ring gas hob and electric double oven, stainless steel one and half bowl single drainer sink unit with mixer, further appliance space,, ceramic tiled flooring, under stairs storage cupboard housing hot water tank and shelving, walk through to Dining/Family Area, double panelled radiator, laminated wood block style flooring, Upvc double glazed French doors and matching side screens offering outlook and access to rear garden

FIRST FLOOR LANDING

Having Upvc double glazed window to front, single panelled radiator, stair case raising to Second Floor Landing and panelled doors to Lounge/Sitting Room and Bedroom Three

LOUNGE/SITTING ROOM

Having two Upvc double glazed windows to rear, two single panelled radiators and feature fire surround

DOUBLE BEDROOM THREE

11'3" x 8'7" (3.45m x 2.62m)

Having Upvc double glazed window to front, and built in double wardrobe providing clothes hanging and shelving space

SECOND FLOOR LANDING

Having panelled doors to Master Bedroom and Bedroom Two, Family Bathroom and loft hatch

MASTER BEDROOM

13'10" x 9'6" (4.22m x 2.92m)

Having Upvc double glazed window to rear, built in wardrobes providing clothes hanging and shelving space, double panelled radiator and panelled door to En-Suite

EN-SUITE

Comprising of pedestal wash hand basin, close coupled Wc and fully tiled shower cubicle, Upvc double glazed window to rear, ceramic tiled flooring, complimentary tiling to walls, shave point, ceiling spot lights and extractor fan

DOUBLE BEDROOM TWO

14'7" x 9'1" (4.45m x 2.77m)

Having two Upvc double glazed windows to front and single panelled radiator

BATHROOM

Comprising of panelled bath with mixer tap and shower attachments, pedestal wash hand basin and close coupled Wc, tiling to walls and ceramic tiled flooring, heated towel rail/radiator and extractor fan

OUTSIDE FRONT

The front of the property offers tiled path to entrance door and further tiled path to side gate with picket fence gravel court yard area

OUTSIDE REAR

The garden offers immediate tiled patio area stepping onto low maintenance gravelled areas with central tiled path to to further tiled patio, further side garden offering further tiled flooring with gated access to the front of the property. the garden is enclosed by time panelled fencing and brick wall surrounds, further gate giving access to Parking and Garage

PARKING & GARAGE

The property offers parking for one vehicle giving access to Garage with up and over door

