

## Kipton Field, Rothwell NN14 6ED



## Kipton Field, Rothwell NN14 6ED

- Two bedrooms
- Conservatory
- Gas central heated
- Double glazed
- Parking for three
- NOCHAIN
- Low maintenance gardens
- Sought after location

PRICE  
**£200,000**  
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.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk



**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Offered with NO CHAIN and pleasantly located on the popular Kipton Field, is this TWO bedroom semi detached Bungalow with parking for three cars and a garage sized store/work shop (not accessible with a Car). Low maintenance front and well maintained rear gardens with open Farmland beyond. The property is Gas central heated and double glazed, extended with a conservatory and offers a refitted shower room with soak away floor. The overall accommodation comprises Entrance hall, Lounge/dining room, Kitchen with built in cooking facilities, a good size conservatory, two double bedrooms and shower room.

### ENTRANCE HALL

Vi opaque double glazed panelled door, further doors to Two Bedrooms, Wet room and Lounge/Dining Room, single panelled radiator

### LOUNGE/DINING ROOM

11'7" x 8'0" min (3.55m x 2.45m min)  
Having full length exposed brick fire place providing display plinth and central fire surround, single panelled radiator, ceiling coving and sliding double glazed patio style doors to Conservatory and further glazed door to Kitchen

### KITCHEN

10'6" x 7'1" (3.22m x 2.18m)  
Offering a range of modern high and base level cupboard units with drawer space and work tops having matching tiled surrounds, built in four ring gas hob, one and half bowl single drainer sink unit, opaque double glazed window to side, storage cupboard with shelving housing wall mounted boiler and walk through to Conservatory

### CONSERVATORY

12'11" x 7'0" (3.95m x 2.15m)  
Of low level brick and Upvc double glazed construction, with Upvc double glazed windows and French doors offering access and outlook to rear garden. A double glazed glass roof and double panelled radiator.

### BEDROOM ONE

8'10" x 10'8" max (2.71m x 3.26 max)  
To front of full height mirror fronted double wardrobe providing extensive range of clothes hanging and shelving space, double glazed window to front and single panelled radiator

### BEDROOM TWO

9'10" x 7'5" (3.02m x 2.28m)  
Having double glazed window to front and single panelled radiator

### WET ROOM

6'11" x 5'6" (2.12m x 1.70m)  
Comprising close coupled Wc and wash hand basin and shower with rail, full tiles surrounds, opaque double glazed window to side and single panelled radiator

### OUTSIDE FRONT

The property enjoys the benefit of off road parking for several vehicles which leads to a FORMER garage which as since had a single door fitted door to the front, yet would still be ideal for extensive storage or motorbike type vehicle, gravelled front with shrubs and bush cut outs.

### OUTSIDE REAR

The rear garden is well maintained and has been designed for low maintenance being paved and gravelled with deep well stocked shrub and flower borders and offers a degree of privacy, currently back onto farmers fields beyond.



call to view 01536 418100

