



17 Kipton Field
Rothwell, NN14 6ED



Simpson & Partners

Located in the popular market town of Rothwell, this superb three bedroom semi-detached property offers value with convenient off road parking and a garage. The well maintained home benefits from UPVC double glazing throughout and gas radiator heating for year round comfort.

Upon entering through the welcoming entrance hall, you'll discover a generous 20' living/dining room with direct access to the rear garden for indoor outdoor entertaining. The heart of the home features a modern fitted kitchen equipped with built-in appliances, perfect for both everyday cooking and hosting guests.

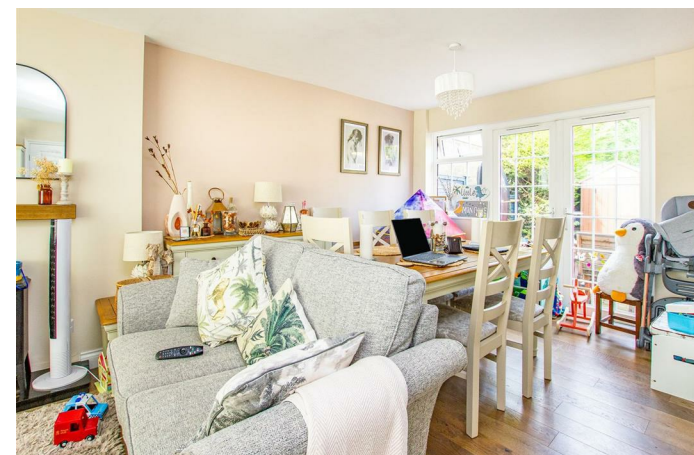
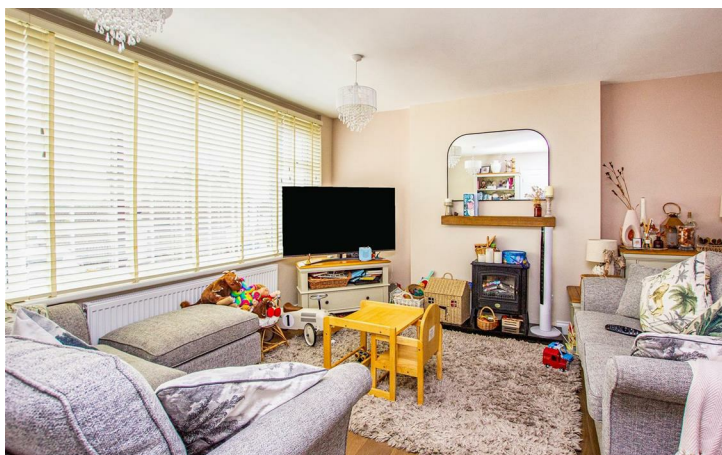
The first floor thoughtfully accommodates three bedrooms alongside a well appointed bathroom and the added convenience of a separate WC.

The outdoor spaces truly set this property apart, beginning with an attractive front garden that enhances curb appeal. The rear garden is particularly impressive, featuring a carefully designed tiered layout that creates multiple distinct seating areas, ideal for relaxation, gardening, or entertaining throughout the seasons.

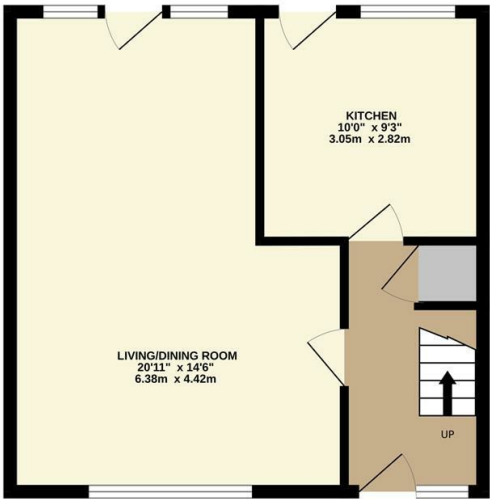
This exceptional property combines practical modern amenities with charming outdoor spaces in a highly desirable location. Given the quality of the accommodation and the attractive features throughout, an internal viewing comes strongly recommended to fully appreciate everything this lovely home has to offer.

Price £255,000

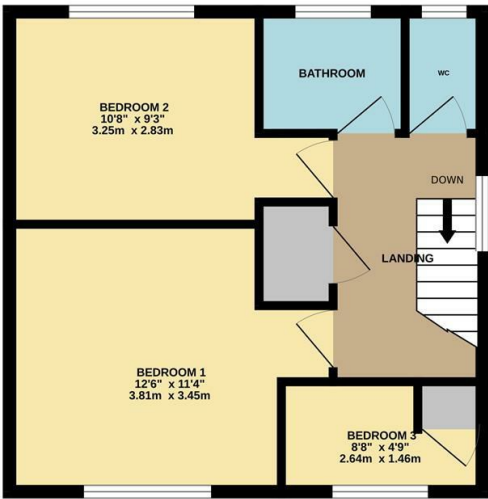
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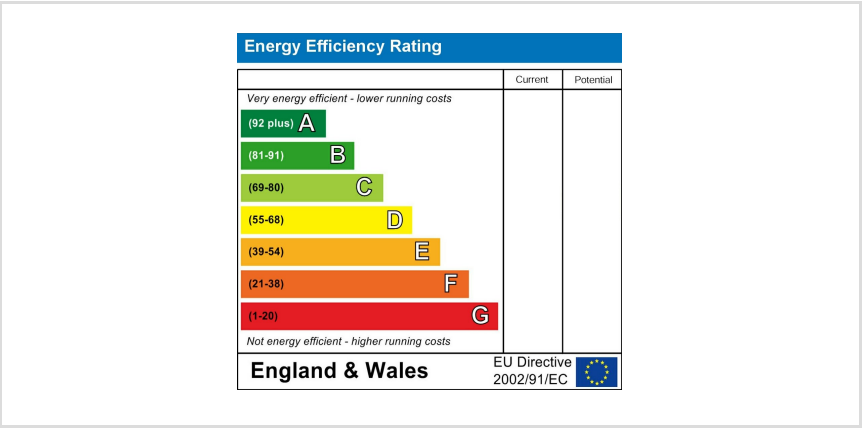
GROUND FLOOR



1ST FLOOR



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