



Swithens Drive | Rothwell | LS26 0BD

£330,000

Three bedroom extended detached | Council Tax Band C | EPC rating C

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THREE BEDROOM EXTENDED DETACHED FAMILY HOME. OPEN-PLAN KITCHEN. CLOSE TO AMENITIES

Located in a sought after area, this charming detached property is now available for sale. The house boasts an open-plan layout, perfect for families and couples alike.

As you enter, you are greeted by a spacious reception room featuring a large window that floods the space with natural light, a cosy fireplace and a delightful garden view. The open-plan kitchen is a chef's dream, complete with a modern kitchen island, top-of-the-range appliances and ample dining space. Recently refurbished, the kitchen exudes a contemporary elegance. There is an additional ground floor shower room which has been recently fitted.

The property comprises of three bedrooms, including a double master bedroom with built-in wardrobes and plentiful natural light, a second double bedroom and a single bedroom ideal for various purposes. The bathroom is equipped with a three-piece suite, offering both style and functionality.

This home also features a garage, landscaped garden and has been recently renovated to a high standard. Situated close to public transport links, nearby schools, local amenities and parks, this property offers a convenient and comfortable lifestyle.

Ground Floor

Entrance Hall

Double-glazed entrance door, central heating radiator, stairs to the first floor and a door to;

Lounge 4.70m x 3.14m (15'5" x 10'4")

With a feature living flame gas fire and surround, t.v point, double-glazed bay window to the front and a door to:

Kitchen/Breakfast Room 5.34m x 4.72m (17'6" x 15'6")

Open-plan re-fitted kitchen with ample wall and base units with contrasting counter tops, built in 'Neff' oven, hob, integrated washing machine and fridge/freezer and plumbed for a dish washer. Pantry cupboard, double-glazed windows and French doors leading out to the rear.

Shower Room

Re-fitted with a three piece suite comprising; walk-in double shower unit, vanity wash hand basin and a low flush w.c,. Fully tiled walls, ladder towel rail, double-glazed window and an under stairs storage cupboard.

First Floor

Landing 3.43m x 1.91m (11'3" x 6'3")

Double-glazed window to the side.

Bedroom 1 3.86m x 2.71m (12'8" x 8'11")

Fitted wardrobes, central heating radiator and a double-glazed window to the front.

Bedroom 2 3.57m x 2.71m (11'9" x 8'11")

Double-glazed window to the rear and a central heating radiator.

Bedroom 3 2.97m x 1.91m (9'9" x 6'3")

Cupboard units, central heating radiator and a double-glazed window to the front,

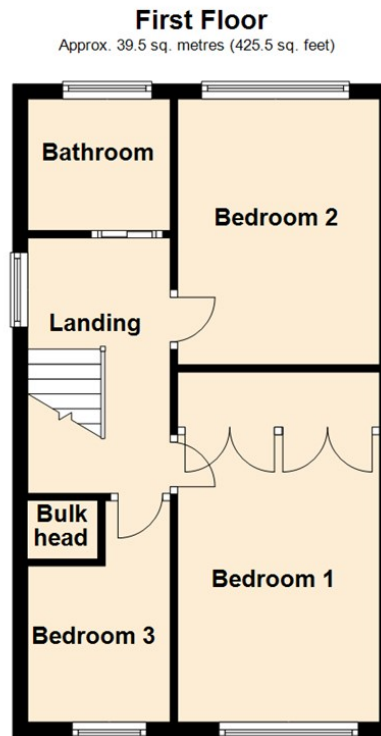
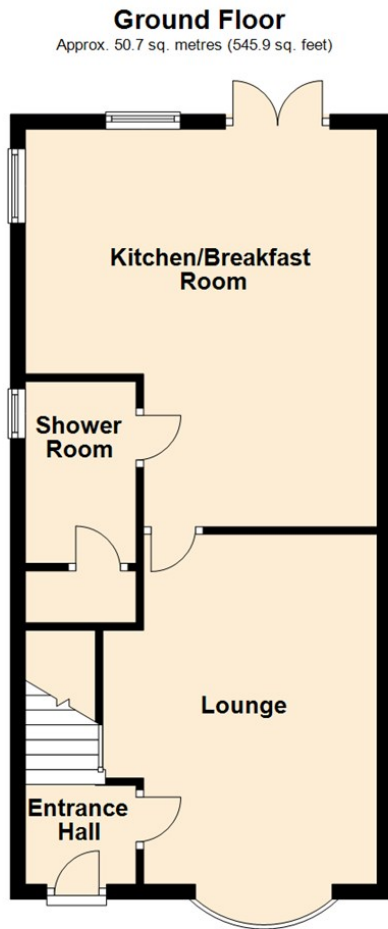
Bathroom 1.77m x 1.91m (5'10" x 6'3")

A three piece suite comprising; panelled bath with shower over, vanity wash hand basin and low flush w.c, tiled walls, central heating ladder rail and a double-glazed window.

External

To the front is a neat lawn garden with a driveway to the side which in turn leads to the detached garage with an up-and-over door. The rear is a private enclosed lawn garden with a paved patio.





Total area: approx. 90.3 sq. metres (971.4 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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