



Linden Court | Rothwell | LS26 0GF

£425,000

Four/Five bedroom detached | EPC C | Council Tax E

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*****FOUR/FIVE BEDROOM DETACHED FAMILY HOME***PRIME LOCATION***SPACIOUS INTERIOR*****

We are delighted to present this immaculate, detached house for sale. This property boasts a stunning blend of comfort and style and is ideal for families looking for a spacious and serene home. Situated in a sought-after location, the property is conveniently close to public transport links, nearby schools, green spaces, and walking routes.

The property features an exemplary layout with four double bedrooms and a single bathroom fitted with a three-piece suite. The master bedroom is a double room with an en-suite, offering a private sanctuary for relaxation.

The house comprises one reception room that is separate, providing a cosy atmosphere with fireplace. It also offers a beautiful south facing view of the garden and a conservatory, perfect for enjoying the tranquil surroundings.

The heart of the house is the open-plan kitchen, which offers an inviting dining space and a breakfast area. This area is flooded with natural light, creating a warm and welcoming environment. The addition of a utility room adds convenience and practicality to this space.

For added comfort, the property features a ground floor cloakroom and an occasional ground floor bedroom. Outside, you will find a private garden, a single garage, and parking facilities. Unique features, such as the fireplace, further enhance the property's charm.

This property truly stands out due to its immaculate condition, its unique features, and its prime location. This is a rare opportunity to acquire a beautiful family home in one of the most desirable locations.

Ground Floor

Hallway

Entrance hallway with stairs leading to the first floor, doors leading to:

WC

Comprising of W.C and vanity wash hand basin, central heating radiator and double glazed window.

Lounge 3.36m x 4.57m (11'0" x 15'0")

Positioned to the rear of the property, light and spacious, feature fire and surround, T.V point, central heating radiator, double french doors lead to:

Conservatory 2.87m x 2.74m (9'5" x 9'0")

Positioned to the rear and over looking the rear garden, doors out to the garden area.

Bedroom 3.48m x 3.56m (11'5" x 11'8")

An occasional ground floor bedroom, this room is versatile and can be used for a number of uses. Double glazed bay window and central heating radiator.

Kitchen/Dining Room 6.94m x 3.55m (22'9" x 11'8")

A large open plan space offering ample wall and base units with contrasting worktops, sink and drainer unit, built in oven, hob and extractor. Integrated appliances, breakfast bar eating area and separate dining space. Double glazed bay window to the front elevation, three further double glazed windows, central heating radiator, door to:

Utility Room 2.76m x 1.73m (9'1" x 5'8")

Sink unit, plumbed for washing machine, wall mounted central heating boiler, ample storage, double glazed rear entrance door.

First Floor

Landing

A really good sized landing space, double glazed window and central heating radiator, storage cupboard and doors off to:

Master Bedroom 3.66m x 3.58m (12'0" x 11'9")

Double glazed window, central heating radiator, door to:

En-suite Shower Room 1.96m x 1.88m (6'5" x 6'2")

Fitted with a large walk in shower unit, vanity wash hand basin and low flush W.C, tiled walls, central heating radiator and double glazed window.

Bedroom 2 2.62m x 3.58m (8'7" x 11'9")

Double glazed window and central heating radiator

Bedroom 3 2.18m x 3.49m (7'2" x 11'5")

Double glazed window and central heating radiator

Bedroom 4 1.99m x 2.56m (6'6" x 8'5")

Double glazed window and central heating radiator

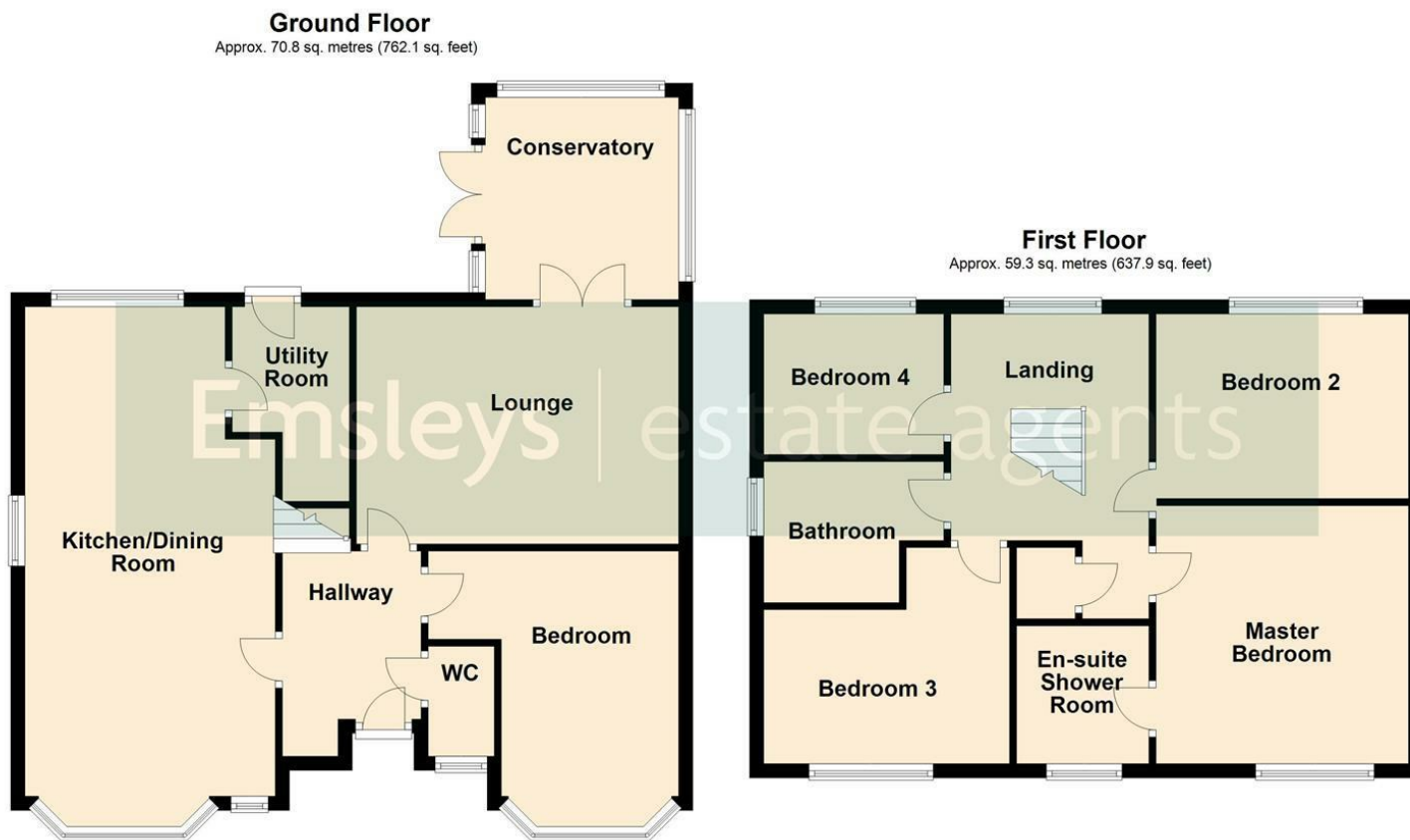
Bathroom 2.00m x 2.49m (6'7" x 8'2")

Comprising of a three piece suite with bath and shower over, vanity wash hand basin and low flush W.C, part tiled walls, central heating radiator and double glazed window.

External

To the front of the property abuts the road and the driveway to the side offers ample off street parking leading to the detached garage with up and over door. The rear garden which is south facing and a good size lawn area, along with a decked area idea for garden furniture and enjoying the late sun





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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