



Low Shops Lane | Rothwell | LS26 0RH

£399,995

Four bedroom Detached | EPC D | Council Tax D

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SOUGHT AFTER LOCATIONFOUR BEDROOM***OPEN PLAN LIVING***IMMACULATELY PRESENTED***

For sale is an immaculate, detached house, a testament to refined elegance in a much-sought-after location. This exceptional property comes with the convenience of nearby schools, public transport links, local amenities, and parks, making it the ideal home for families.

The house boasts four well-proportioned bedrooms, including a master bedroom that comes with built-in wardrobes. Three of the bedrooms are doubles while the fourth offers a cosy single room, also enhanced with built-in cupboard space.

The property features a three-piece suite bathroom and two distinct reception rooms. The first reception room is open-plan, offering large windows, a charming fireplace, and direct view to a picturesque garden. The conservatory is a separate space, providing access to the garden, perfect for entertaining or simply relaxing.

The heart of the house is an open-plan kitchen that invites natural light and incorporates a utility room and dining space. The house also has a ground floor w.c and an integral garage for additional convenience.

Among the unique features of this property are a warm, inviting fireplace, open-plan living areas, ample parking space, a well-maintained garden, and a single garage. Adding to the overall appeal is an elegant conservatory, creating a serene space to enjoy the outdoors regardless of the weather.

This house is a perfect blend of comfort and modern living, promising an enviable lifestyle in a prime location. Don't miss this opportunity to own a home that seamlessly combines functionality and style.

Ground Floor

Entrance Hall 4.47m x 1.42m (14'8" x 4'8")

Entrance door leads into the entrance hallway, with cupboard door providing ample storage for shoes and coats. There are stairs to the first floor, central heating radiator and access to;

WC

Comprising low flush W.C, vanity wash hand basin.

Living Room 4.40m x 3.94m (14'5" x 12'11")

Positioned to the front elevation, with T.V point, feature fire and surround, central heating radiator and double glazed window, open plan to:

Dining Room 3.76m x 3.08m (12'4" x 10'1")

A light, bright airy room which flows directly in the kitchen area. Double glazed window and central heating radiator positioned to the rear.

Kitchen 3.76m x 2.92m (12'4" x 9'7")

With ample wall and base units, contrasting worktops, built in oven, hob and extractor over, sink and drainer unit. Integrated appliances, doors to:

Conservatory 3.45m x 3.46m (11'4" x 11'4")

A good size conservatory over looking the rear garden.

Utility 2.06m x 2.45m (6'9" x 8'0")

With ample wall and base units, contrasting worktops, sink and drainer unit, double glazed window, plumbed for washing machine.

Garage 7.52m x 2.45m (24'8" x 8'0")

Integrated garage with up and over door, power and light.

First Floor

Landing

Double glazed window, doors to

Bedroom 1 2.00m x 3.21m (6'7" x 10'6")

Positioned to the front, central heating radiator, sliding mirrored wardrobes, double glazed window.

Bedroom 2 3.43m x 3.21m (11'3" x 10'6")

Positioned to the rear, central heating radiator, double glazed window.

Bedroom 3 2.38m x 2.79m (7'10" x 9'2")

Positioned to the rear, central heating radiator, double glazed window.

Bedroom 4 2.82m x 2.00m (9'3" x 6'7")

Positioned to the front, central heating radiator, double glazed window, built in storage cupboard

Bathroom 1.94m x 1.86m (6'4" x 6'1")

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

External

To the front there is a good sized block paved driveway leading to the attached garage. The front garden with well established with plants and laid to lawn. There is a pathway which follows the property round to the rear. The rear garden has a paved patio area, laid to lawn and established planting. Very well maintained by the current owner.





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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