



Castle Lodge Garth | Rothwell | LS26 0ZE

£295,000

Three bedroom End Town House | EPC C | Council Tax D

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IMMACULATELY PRESENTEDTHREE DOUBLE BEDROOMS***PRIME LOCATION MUST BE VIEWED***

Presenting an immaculate end town house house for sale, a prime property that boasts numerous sought-after features. Constructed with an open-plan design, this residence offers ample space and a free-flowing layout that enhances its appeal.

The heart of the home is the beautifully presented kitchen, a modern space fitted with a built-in pantry. The natural light flooding in from the windows illuminates the area, highlighting the dining space and creating an inviting environment for meal times. The Conservatory is an added bonus to the ground floor and over looks the rear garden.

The property hosts a generous reception room, on the first floor, featuring large windows that bathe the area in natural light. The open-plan layout of the space encourages a warm and inviting atmosphere, perfect for welcoming guests or spending a quiet evening with family.

The property benefits from three double bedrooms, set over two floors each adorned with built-in wardrobes. The first and second bedrooms further benefit from en-suite shower rooms, providing additional privacy and convenience. The third bedroom, also features built-in wardrobes, offering ample storage space.

A pristine main bathroom housing a three-piece white suite adds a touch of elegance and luxury to the property. The property also houses a utility room, providing a practical space for laundry and other household tasks.

The property's unique features extend beyond its walls. A converted garage serves as a workshop, while the conservatory offers a tranquil space to enjoy the garden views. The property also has a private drive, a garden, and is in a highly sought-after location near public transport links, schools, local amenities, and green spaces.

Ideal for first-time buyers and families alike, this property strikes the perfect balance between modern comfort and functional living.

Ground Floor

Entrance Hall

Central heating radiator, stairs to first floor, door to

Cloakroom

Fitted with two piece suite comprising, vanity wash hand basin and low flush WC, half tiled walls, central heating radiator, tiled flooring.

Kitchen/Dining Room 4.11m x 5.08m (13'6" x 16'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, built-in electric fan assisted double oven, built-in five ring gas hob with extractor hood over, double glazed window to rear, two central heating radiators, Antico flooring and understairs storage cupboard, door to:

Conservatory 3.00m x 2.46m (9'10" x 8'0")

With double glazed windows, tiled flooring, electric heater, double glazed entrance door to the rear garden.

Utility Room 3.33m x 2.82m (10'11" x 9'3")

Being a conversion from the original garage which could easily be converted back to the garage if required, with door to:

Workshop

Store/Workshop with Up and over door. Being a conversion from the original garage which could easily be converted back to the garage if required.

First Floor

Landing 3.34m x 2.69m (10'11" x 8'10")

Stairs to, doors to:

Bedroom 2.95m x 4.47m (9'8" x 14'8")

Two double glazed windows to rear, radiator, built in double wardrobes, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower cubicle with fitted shower and glass screen, vanity wash hand basin and low flush WC part tiled walls, central heating radiator.

Lounge 3.13m x 5.08m (10'3" x 16'8")

Two double glazed windows to front, two central heating radiators, T.V point.

Second Floor

Landing 2.23m x 2.69m (7'4" x 8'10")

Doors to:

Bedroom 3.10m x 4.47m (10'2" x 14'8")

Double glazed bay window to front. built-in double wardrobes, central heating radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled double shower cubicle with fitted shower and glass screen, vanity wash hand basin, low flush WC, heated towel rail fully tiled walls,

Bathroom 2.29m x 2.29m (7'6" x 7'6")

Fitted with three piece suite comprising panelled bath with hand shower attachment, vanity wash hand basin and low flush WC, fully tiled walls, tiled flooring, central heating radiator.

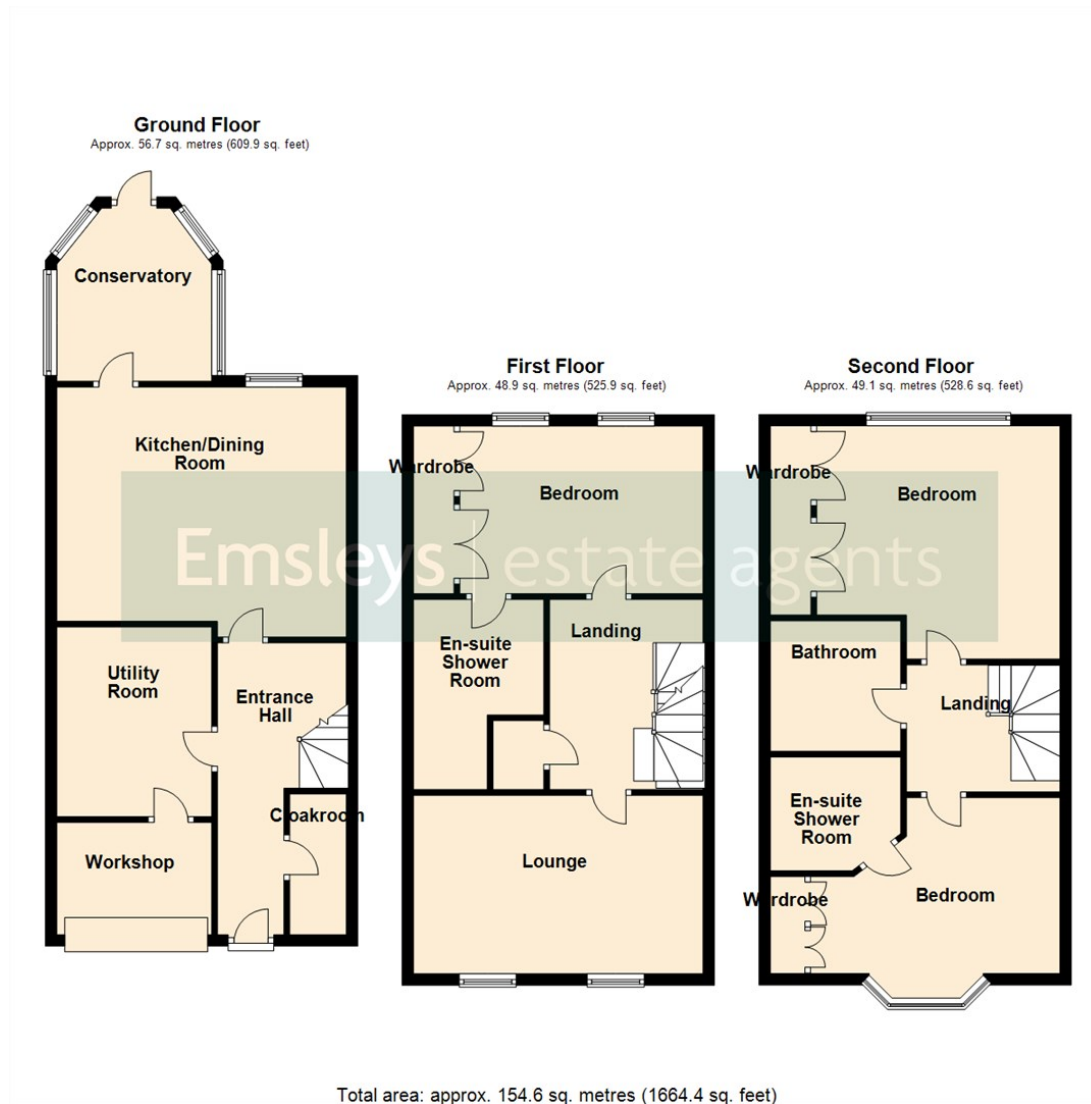
Bedroom 2.95m x 4.50m (9'8" x 14'9")

Double glazed window to rear, built-in double wardrobes, central heating radiator.

External

There is a lawned garden area to front and driveway providing car parking space and leading to a garage conversion which could easily be converted back to a garage if required. To the rear is an enclosed garden with timber decking, lawned and paved area.





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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