



Kingsfield | Rothwell | LS26 0GP

£299,995

Four double bedroom detached house | Large living accommodation | EPC rating E

**Emsleys** | estate agents



OFFERED WITH NO ONWARD CHAIN a beautifully presented detached four double bedroom family home, set within an incredibly popular residential location tucked away down a quiet cul-de-sac. The property offers both modern and spacious living accommodation, to truly appreciate the beauty of this property internal viewing is essential. Internally the property briefly comprises, entrance hall, downstairs WC, kitchen opening up into dining room, large lounge with patio doors leading out into the garden as well as a further reception room currently utilised as a playroom. Upstairs the property has four good sized double bedrooms, master en-suite and house bathroom. Externally the property offers good off-street parking, low maintenance rear garden with patio seating area as well as lawned artificial grassed area and external brick-built storage shed.

Call now to arrange your viewing 7 days a week and until 7pm Monday to Friday.

### Ground Floor

Door to:

#### Hall

Access to the property granted through external door leading to inner hallway with central heating radiator, staircase to first floor and internal doors to:

#### WC

With wash hand basin, low flush WC, extractor fan and heated towel rail.

#### Kitchen 4.59m x 2.40m (15'1" x 7'10")

Fitted with wall and base units with work surfaces over, one and a half bowl sink and drainer unit with stainless steel mixer tap, electric cooker, gas hob with stainless steel extractor hood over, integrated fridge, freezer, dishwasher and washing machine. Central heating radiator, underfloor heating, PVCu double-glazed window to the rear aspect, external door leading out into the side garden and double doors opening up into the dining room.

#### Dining Room 3.51m x 2.49m (11'6" x 8'2")

Leading off the kitchen the dining room has under floor heating, central heating radiator and PVCu double-glazed window to the front aspect.

#### Lounge 3.51m x 4.60m (11'6" x 15'1")

The lounge is a fantastic size, further enhanced by the abundance of natural light afforded through both PVCu double-glazed windows to the rear aspect and PVCu double-glazed patio doors opening up onto the rear garden. The focal point of the room is the gas fireplace with marble effect surround and hearth, underfloor heating, television point and two central heating radiators.

#### Play Room 4.37m x 2.64m (14'4" x 8'8")

The current owners have skilfully converted part of the previous garage to make an extremely diverse additional reception room with fitted storage cupboards, integrated fridge and freezer, central heating radiator and television point.

### First Floor

#### Landing

Offering access to the fully boarded loft space from pull-down ladder, storage cupboard and internal doors to:

#### Bedroom 1 4.09m max x 3.38m (13'5" max x 11'1")

Located to the front of the property the master bedroom is a good sized double with fitted wardrobes, central heating radiator, television point, two PVCu double-glazed windows to the front aspect and internal door leading to master en-suite.

#### En-suite

A three piece suite comprising wash hand basin, low flush WC, shower cubicle, extractor fan, heated towel rail and PVCu double-glazed window to the front aspect.

#### Bedroom 2 4.14m x 2.54m (13'7" x 8'4")

Located to the rear of the property the bedroom is a good sized double with central heating radiator, television point and PVCu double-glazed window overlooking the rear garden.

#### Bedroom 3 3.51m x 2.77m (11'6" x 9'1")

Located to the rear of the property bedroom three is a good sized double with PVCu double-glazed window to the rear aspect, television point and central heating radiator.

### Bathroom

A three piece suite comprising, pannelled bath with shower over, pedestal wash hand basin, low flush WC, heated towel rail, PVCu double glazed window to the rear aspect.

#### Bedroom 4 2.54m x 2.77m (8'4" x 9'1")

Located to the front of the property bedroom four is a good sized double with PVCu double-glazed window to the front aspect and central heating radiator.

### External

Externally the property benefits from off-street parking, the garage which has been converted internally however still retains storage space to the front accessed by an electric entry door. There is pedestrian access to the rear garden to the side of the property, the garden is south-facing with patio seating area as well as low maintenance artificial lawned area. Further storage is offered to the side of the property with brick-built storage shed.

### Directions

From the office on Commercial Street head south on Butcher Lane towards Marsh Street/A654, turn right onto Carlton Lane/A654, continue to follow A654, turn right onto Copley Lane. Turn right onto Leeds Road/Wakefield Road/A61, continue to follow Wakefield Road/A61, turn right onto Castlefields, turn left to stay on Castlefields, continue straight onto Kingsfield where the property can be found on the left identified by our for sale board.





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.

