

12 Fallow Road
Rothwell
NN14 6FS

£315,000

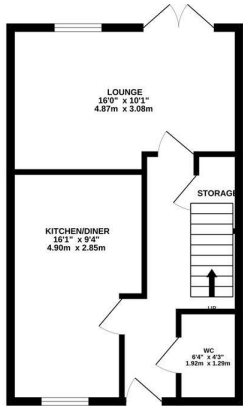


OSCAR JAMES

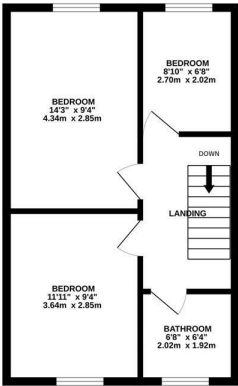
...expect excellence

FLOOR PLANS

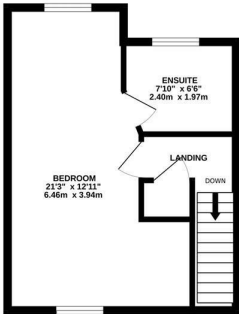
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge



kitchen/Diner



Four Bedrooms



WC/Family Bathroom & Ensuite To Master



Private Rear Garden



Off Road Parking



WHAT'S GREAT?

Offered to market in excellent order throughout and with a very good size garden is this four bedroom semi detached home situated in the popular market town of Rothwell with plenty of independent shops, restaurants, eateries as well as schools.

The accommodation comprises of an entrance hall with cloakroom and stairs rising to the first floor, a good size lounge to the rear with French doors leading out to the garden. To the front of the property a lovely modern kitchen/diner which benefits from integrated appliances including oven, hob and extractor.

To the first floor there are three bedrooms and a family bathroom, to the second floor expect to find the master of which benefits an ensuite.

Outside the driveway to the side provides parking for at least two vehicles and gated access leads into the rear garden which is a great size, laid to lawn with patio area and retaining timber fencing.

Call Oscar James Kettering to make arrangements to view.

...expect excellence



SELLER'S SECRET

We have owned this property since new and have loved living here, we are now looking at getting something slightly bigger.



Why we like it....

A great property in a popular location, within walking distance to the local town

OSCAR JAMES

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To buy or not to buy....
