

83 Kipton Field
Rothwell
NN14 6ED

£400,000



OSCAR JAMES
...expect excellence



WHAT'S GREAT?

A stunning four bedroom detached home that sits proudly on a generous corner plot with superb gardens front and rear. Situated in the very popular and well regarded small market town of Rothwell which has numerous independent shops, restaurants, cafes, bakery and butchers, this property must be viewed to be appreciated.

The internal accommodation of this home consists of an entrance hall which is large, bright and welcoming with a storage cupboard and cloakroom, a generous bright and airy lounge with dual aspect windows is beautifully presented and the ideal place to relax, the kitchen/diner is again bright and has been refitted to a very high standard with integrated appliances and there is plenty of space for a dining table and French doors leading out to the garden.

To the first floor there are four bedrooms and a fabulous, tastefully refitted four piece bathroom with separate shower cubicle and storage cupboard complete this floor.

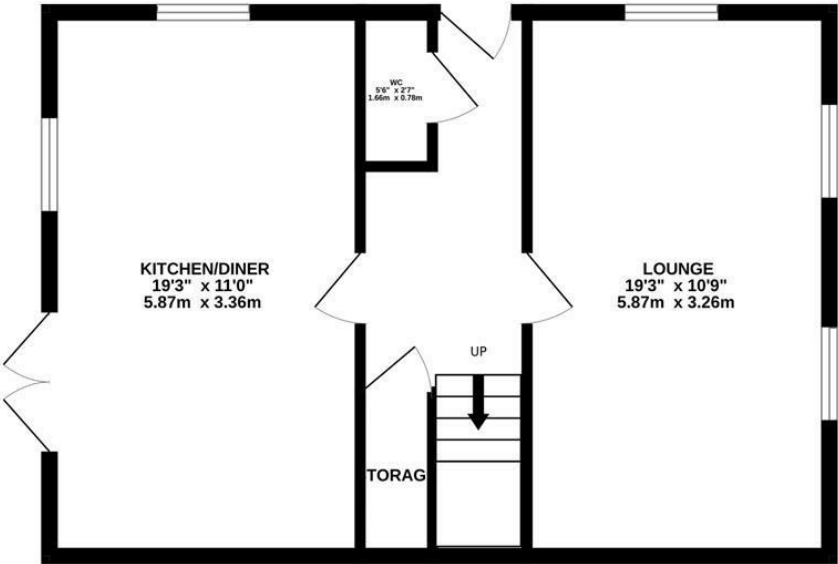
Outside, as mentioned the plot is a real key feature of this home with excellent space on three sides, the front garden is laid to lawn with shrubbery borders, the rear garden is secluded and very well presented with lawn, raised beds with sleeper edging and patio area with access door leading into the single garage which has off road parking in front.

Call sole selling agents Oscar James Kettering to make arrangements to view.

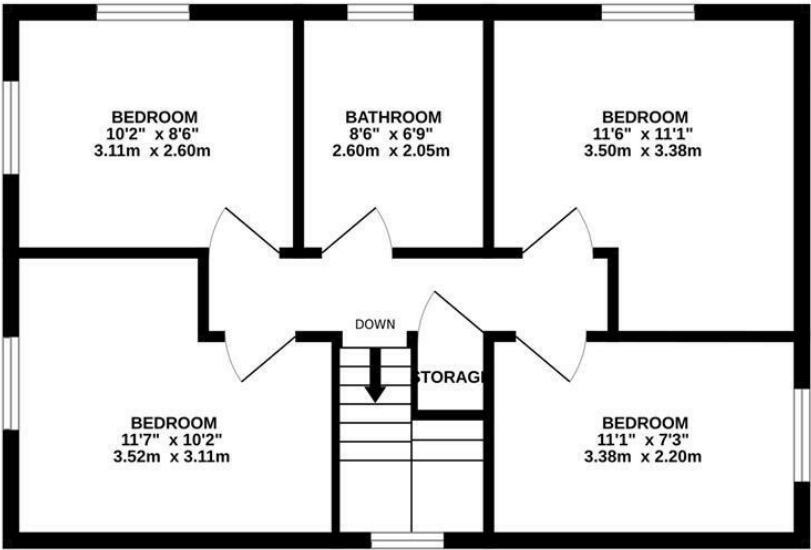
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Floor Plan

GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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 and kitchen/diner



Refitted kitchen



Four bedrooms



Cloakroom and refitted family bathroom



Secluded garden



Single garage and off road parking





SELLER'S SECRET

We have been very happy here over the years and are really pleased and proud of the improvements we have made over the time, hopefully the new owners are happy also. For us we chose number 83 due to its position and plot size, we felt it was a great property.



Why we like it....

Very well presented with a superb garden which is extremely secluded. A must view home, no question!

OSCAR JAMES

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To buy or not to buy....
