

13 Horse Fair Lane
Rothwell
NN14 6GX

Offers in excess of £260,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A stunning example of a three/four bedroom town house offered to market with NO ONWARD CHAIN.

This property benefits from an excellent sized garden as well as a single garage and off road parking.

The accommodation comprises of an entrance hall, a good size reception room which is currently being used as a dining room, cloakroom, storage cupboard and a stunning refitted white high gloss kitchen/breakfast can be found to the rear of the property with French doors leading out to the garden

The kitchen benefits from integrated appliances including double oven, hob, extractor, fridge/freezer, dishwasher and washing machine.

To the first floor there is a spacious lounge (which could be used as a fourth bedroom depending in preference) and a double bedroom. To the second floor expect to find a master bedroom with fitted wardrobes and refitted ensuite shower room, a further double bedroom and a refitted family bathroom.

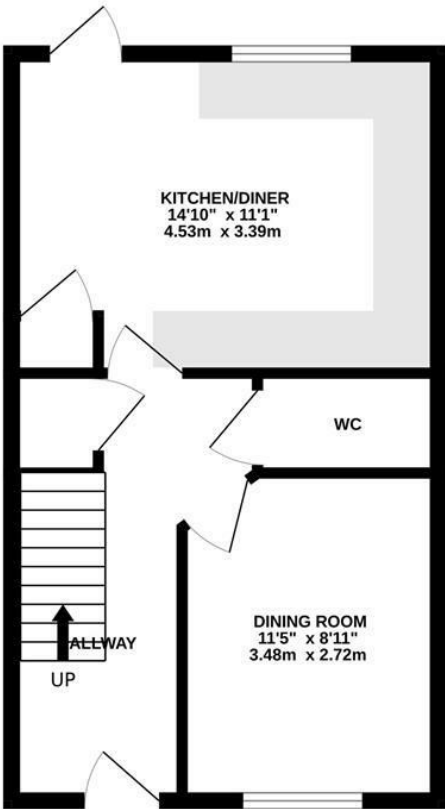
Outside the rear garden is secluded and low maintenance with large decking area for entertaining, gravelled raised beds, retaining timber fencing, gated access to the side with another area for relaxing and entertaining to the side of the property, there is also a single garage and off road parking in front.

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

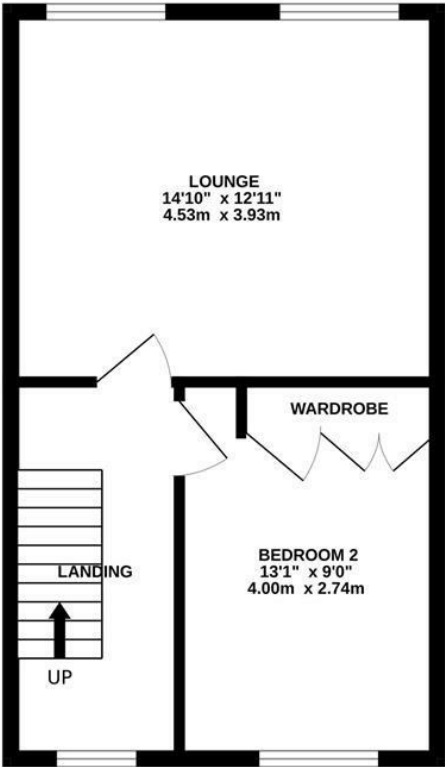
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Floor Plan

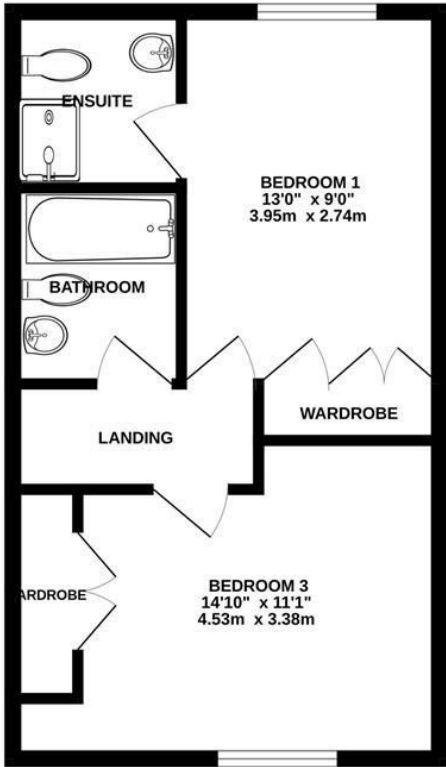
GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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...



Kitchen/breakfast room, Dining room/lounge, lounge/bedroom four



Refitted kitchen



Three/four bedrooms



Refitted bathroom, ensuite and cloakroom



Secluded garden



Single garage and off road parking





SELLER'S SECRET

Over the years of living here I was very happy, the garden is especially secluded which made it a lovely place to relax in the summer months. There will be no related purchase so hopefully that will make things smooth and easy for both parties.



Why we like it....

This is superb town house in an excellent location, close to main road links with plenty of amenities with the market town of Rothwell. No chain too which will keep things simple we hope.

OSCAR JAMES

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To buy or not to buy....
