



Magellan Close, Rothwell **Freehold** £300,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  D  C

- Four Bedroom Semi Detached House
- Sizable Block-paved Driveway
- Utility Room & Downstairs WC
- Two Versatile Reception Rooms
- En Suite to Master Bedroom

****Spacious Family Home with Great Potential in Rothwell****

Discover the possibilities with this generously proportioned semi-detached home located in the lively market town of Rothwell. This property offers a substantial layout that includes two versatile reception rooms, four well-sized bedrooms with an ensuite in the master, a practical utility room, and a delightful conservatory that looks out onto a low-maintenance, private rear garden.



The home stands out with its ample living spaces that cater to both large family needs and entertaining possibilities. The sizable block-paved driveway at the front provides plenty of off-street parking, a convenient feature for both residents and guests.

Situated in the heart of Rothwell, this home is just moments away from a vibrant town centre bustling with great places to eat, shop, and socialize, making it an ideal location for those who enjoy being near community activities and amenities.

While this home might benefit from some updates, it presents a fantastic opportunity for those looking to personalize their space and add value in a sought-after area. Offering both significant space and a prime location, this property is a perfect canvas ready to be transformed into your dream family home.

Don't miss out on the chance to view this home and envision the potential it has to offer. Schedule your visit today!

Accommodation comprises of;

ENTRANCE HALL

LOUNGE 13'4 max x 13'10 max (4.06m x 4.21m)

KITCHEN / DINER 23'2 max x 10'7 (7.06m x 3.22m)



GROUND FLOOR



1ST FLOOR



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UTILITY ROOM

CLOAKROOM

CONSERVATORY

RECEPTION ROOM / BEDROOM FIVE 10'4 max x 19'5
(3.14m x 5.91m)

FIRST FLOOR LANDING

BEDROOM ONE 17'5 x 10'2 (5.30m x 3.09m)

EN SUITE

BEDROOM TWO 11'7 x 9'9 plus recess (3.53m x 2.97m)

BEDROOM THREE 8'5 plus recess x 11'5 (2.56m x 3.47m)

BEDROOM FOUR 6'9 x 8'6 into wardrobe (2.05m x 2.59m)

BATHROOM

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

To view this property call Pattison Lane on:
01536 524425

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Contact us to arrange a **FREE** home valuation.

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