



Fallow Road, Rothwell **Freehold** £320,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Semi Detached Home
- Living Room opening to the Garden
- Kitchen/Dining Room
- Master Bedroom with En Suite
- Enclosed Rear Garden

This beautifully presented home benefits from a living room with French doors opening to the garden, kitchen/dining room, downstairs cloakroom, three bedrooms and family bathroom on the first floor with a master suite on the second floor. The property also benefits from a driveway and garage.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Storage cupboard.

CLOAKROOM

Suite comprising low level WC and pedestal wash hand basin. Window to front aspect.

LIVING ROOM 16'5 x 10'2 (5.00m x 3.09m)

Window to rear aspect and French doors giving access to rear garden. Radiator.

KITCHEN/DINING ROOM 15'3 x 7' (4.64m x 2.13m)

Kitchen area - modern units to base and wall with work surfaces incorporating sink unit with mixer tap over. Electric oven and inset hob with chimney style cooker hood over.

Dining area - Window to front aspect.

FIRST FLOOR

BEDROOM TWO 9'5 x 13'6 (2.87m x 4.11m)

Window to rear aspect. Radiator.

BEDROOM THREE 9'5 x 12' (2.87m x 3.65m)

Window to front aspect. Radiator.

BEDROOM FOUR 6'10 x 9'7 (2.08m x 2.92m)

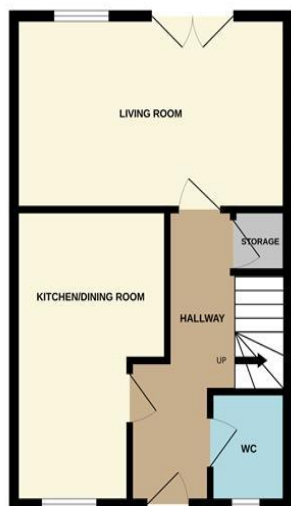
Window to rear aspect. Radiator. (currently used as a study)

BATHROOM 6'10 x 5'11 (2.08m x 1.80m)

Suite comprising panel bath with shower over, pedestal sink unit and low-level WC. Window to front aspect.



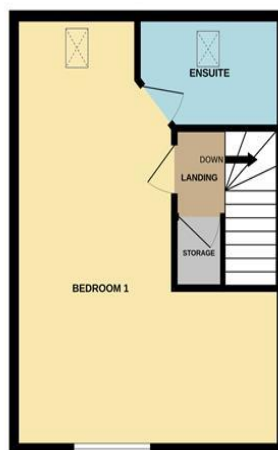
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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SECOND FLOOR

Storage cupboard.

MASTER BEDROOM 21'10 x 12'11 max narrowing to 9'3 (6.65m x 3.93m narrowing to 2.81m)
Dormer style window to front aspect. Velux style window to rear aspect.

EN SUITE

Suite comprising shower enclosure with upgraded rainfall shower, pedestal wash hand basin and low-level WC. Towel rail style radiator. Velux style window to rear aspect.

OUTSIDE

FRONT GARDEN

An area laid to lawn. Pathway to front door.

GARAGE & DRIVEWAY

Driveway providing off road parking for 3 cars approaching a single size garage with up and over door to front, power and light.

REAR GARDEN


Enclosed by walling and fencing with paved patio/outside seating space, area laid to lawn with flowers and shrubs. Further patio area.

To view this property call Pattison Lane on:
01536 524425

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