



Spencer Street, Rothwell **Freehold** £199,995

**Pattison
Lane**

Key Features

 3  1  D  B

- Three Bedroom Semi Detached House
- NO ONWARD CHAIN
- Large Lounge Area
- Kitchen & Utility Room
- Beautifully Presented Rear Gardens

Situated on a large plot with beautiful gardens to both the front and the rear this three bedroom semi-detached home is offered to the market with NO ONWARD CHAIN. Viewing advised.



ENTRANCE HALL

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

LOUNGE 14'6 max x 12'10 (4.42m x 3.91m)

Window to front aspect. Feature fireplace with inset fire. Storage unit built to alcove.

KITCHEN / BREAKFAST ROOM 9'5 x 9'10 (2.87m x 2.99m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink unit. Built in eye level electric oven, gas hob with cooker hood over. Window to rear aspect. Door giving access to garden.

UTILITY

Fitted with modern units to base. Plumbing and space for automatic washing machine. Window to side aspect. Door to shower room.

SHOWER ROOM

Suite comprising a shower enclosure, wash hand basin and WC. Windows to rear and side aspects.

FIRST FLOOR LANDING

Window to side aspect. Doors to bedrooms.

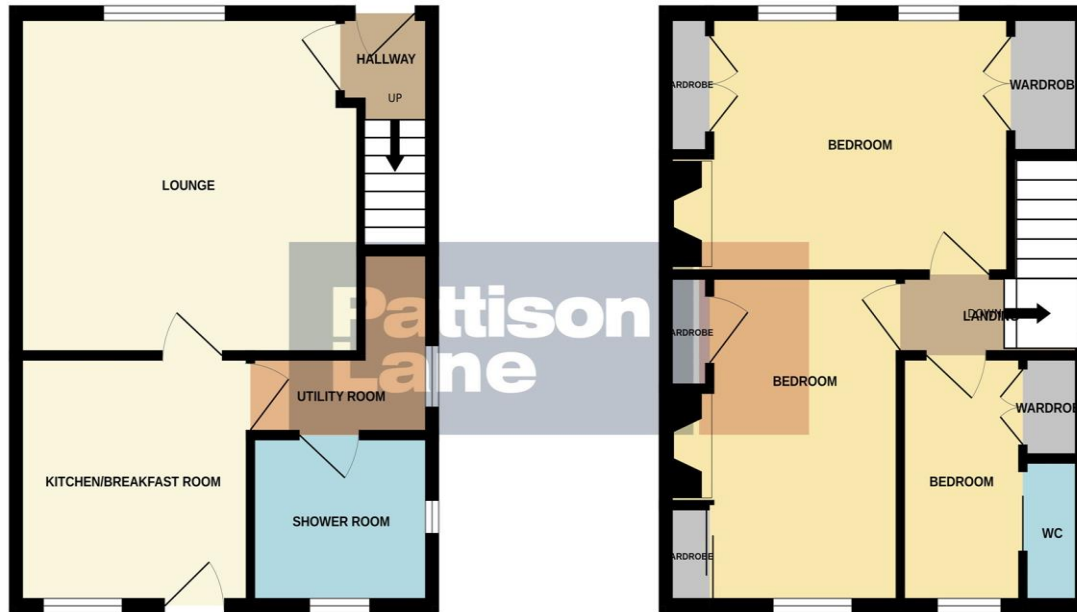
BEDROOM ONE 13'4 plus wardrobes x 9'10 (4.06m x 2.99m)

Two windows to front aspect. Fitted wardrobes. Original feature fireplace.



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 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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BEDROOM TWO 12'7 x 8'2 plus wardrobes (3.83m x 2.49m)

Window to rear aspect. Fitted wardrobes. Original feature fireplace.

BEDROOM THREE 4'11 plus wardrobe x 9'5 (1.49m x 2.87m)

Window to rear aspect. Fitted wardrobe. Access to:

CLOAKROOM

Comprising wash hand basin and WC.

OUTSIDE

FRONT GARDEN

Enclosed by wrought iron style fencing and laid to decorative gravel and mature shrubs. Pathway to front door. Gated access to rear garden.

REAR GARDEN

Enclosed by mature hedgerow the garden is laid to lawn with flower and shrub borders, paved patio area. There is a further area beyond the hedge at the rear of the garden which currently houses timber tool shed, greenhouse and further mature shrubs.

To view this property call Pattison Lane on:
01536 524425

Selling your property?



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

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



SCAN ME



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