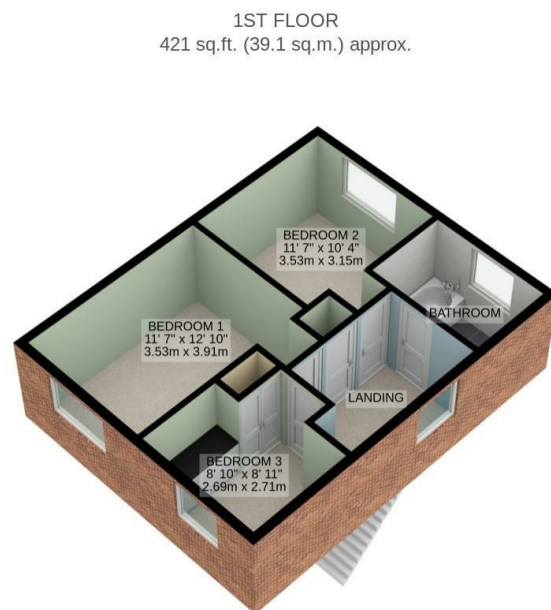
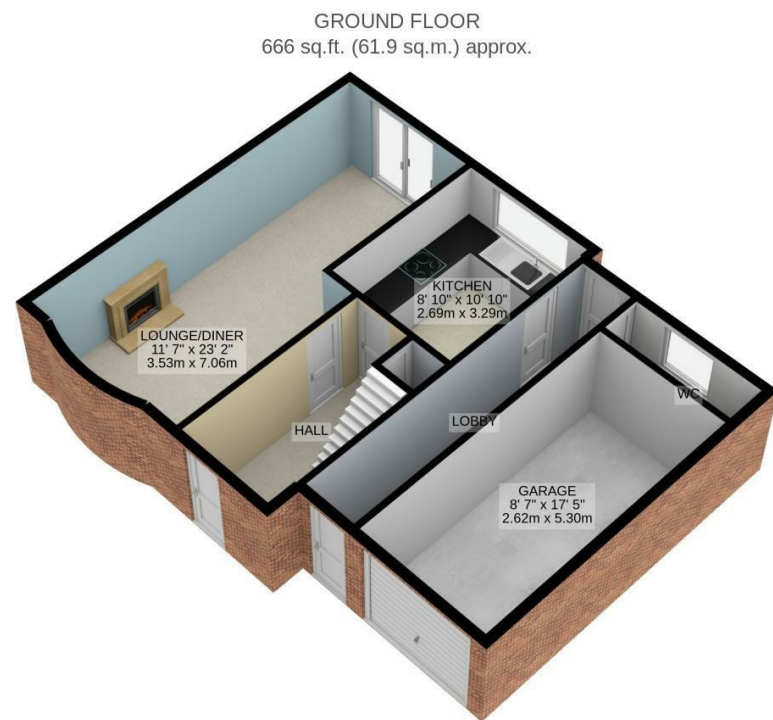


Off Kipton Field, Rothwell NN14 6DZ



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.



Off Kipton Field, Rothwell NN14 6DZ

- Three Bedrooms
- Parking and Garage
- Pleasant Cul-De-Sac position
- NO CHAIN
- Approx floor area 101 sq.m (1087 sq. ft)

PRICE
£259,950
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Offered with NO CHAIN is this much improved three bedroom detached Family home with parking and Garage occupying a pleasant Cul-De-Sac position. Gas central heated. Entrance Hall, through lounge/dining room, Kitchen area, side porch and W.C. Landing to three bedrooms and bathroom. Front and rear garden area with parking to garage.

Approx floor area 101 sq.m (1087 sq. ft)

ENTRANCE HALL

Via solid wood panelled door with opaque side scree, stair raising to first floor landing with storage cupboard unit, single panelled radiator and doors to Kitchen and Lounge/Dining Room

LOUNGE/DINING ROOM

22'10" x 11'4" max narrowing 9'1" (6.98m x 3.47m max narrowing 2.78m)

With sliding glazed doors giving two reception OR through Lomnuge/dining room options. Double glazed patio doors to rear garden, double panelled radiator, fire surround Upvc double glazed bay window to front with display mantel to front and further radiator under

KITCHEN

11'1" x 8'7" (3.4m x 2.62m)

Modern cupboard units worktops and tiled surrounds, sink unit and appliance space, double glazed window to rear and glazed/timber door to Side Porch

SIDE PORCH

With doors to both front and rear and doors to Wc and Garage. Tiles floor

WC

comprising toilet with opaque window to rear

LANDING

Having double glazed window to side, doors to Three Bedrooms and Bathroom, airing cupboard with cylinder

BEDROOM ONE

9'4" plus door recess x 12'4" (2.87m plus door recess x 3.78m)
Having double glazed window to front and single panelled radiator

BEDROOM TWO

9'6" plus door recess x 10'0" (2.92m plus door recess x 3.05m)
Having double glazed window to rear and single panelled radiator

BEDROOM THREE

8'2" x 8'4" max (2.51m x 2.55m max)
Measurement incorporating over stairs bulk head, double glazed window to front and radiator

BATHROOM

Newly fitted Wc, wash hand basin and bath, opaque double glazed window to rear and radiator

OUTSIDE FRONT

The front there is off road parking to front giving access to Garage, lawn area and path to entrance door

GARAGE

16' x 8' (4.88m x 2.44m)
With up and over door and internal door to Side Porch

OUTSIDE REAR

The rear garden is grassed and bordered by mature trees and shrub borders



call to view 01536 418100

