



Proclamation Avenue, Rothwell NN14 6GY

- Two bedrooms
- Parking & Garage
- Well presented
- Must be seen 01536 418100

PRICE
£795
PCM

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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Well presented and stylish coach house with PARKING & GARAGE. Gas central heated and UPVC double glazed. Entrance hall with stairs leading to an open plan Lounge, sitting room and kitchen with oven/hob and integrated 50/50 fridge/freezer. Inner hallway to two good size bedrooms and bathroom with shower over the bath.

ENTRANCE HALL

Via double panelled door with double power points and stair case raising to main apartment

LOUNGE/SITTING ROOM

13'4" min x 12'4" (4.08m min x 3.78m)
Having Upvc double glazed window to front, double panelled radiator, good size storage cupboard, door to Inner Hall and walk through to kitchen area

KITCHEN

12'0" x 5'9" (3.67m x 1.76m)
Offering a comprehensive range of high gloss white high and base level cupboard units with drawer space and work tops having matching surrounds, inset stainless steel sink unit with mixer tap, built in four ring gas hob with oven under and extractor over, built in fridge/freezer, tiled floor and inset ceiling spot lights

INNER HALL

Having panelled doors to two Double Bedroom and Bathroom

DOUBLE BEDROOM ONE

13'11" max into doorway x 8'6" (4.25m max into doorway x 2.61m)
Having double glazed window to front, single panelled radiator and built in wardrobe providing clothes hanging and shelving space

DOUBLE BEDROOM TWO

10'4" x 9'3" (3.16m x 2.82m)
Having double panelled radiator to rear and single panelled radiator

BATHROOM

Comprising close coupled Wc, pedestal wash hand basin and panelled bath with mixer tap, shower and screen over, tiling to walls and floor, heated towel rail/radiator, opaque double glazed window to rear

OUTSIDE

The property includes allocated parking and Garage

GARAGE

16' x 8' (4.88m x 2.44m)
With up and over door, and utility area offering plumbing for automatic washing machine and boiler

DIRECTIONAL NOTE

Take a right out of the Rothwell office, continue along the Kettering Road taking the last left in to Horse Fair Lane, second right into Proclamation Avenue and continue to follow the road round where the property can be located on the left hand side



call to view 01536 418100

