



## Leys Avenue, Rothwell NN14 6JF

- Three Bedrooms
- Ample Off Road Parking
- Oversized Garage
- Sought after Location
- Close to Town Centre and Local Schools
- Impressive eastly facing rear garden

PRICE  
**£259,000**  
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 VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Offered to the market with NO ONWARDS CHAIN is this spacious three bedroom detached dorma style family home, situated in a very sort after location close to the town centre, shops and schools. The property offers a generous plot with an open plan front garden, private enclosed rear garden, plenty of off road parking, hardstanding and oversized pre-fabricated single garage. Other benefits include gas central heating via a combination boiler, double glazing and modern downstairs shower room.

The overall accommodation comprises entrance porch, inner hall way, kitchen, front to back Lounge/dining room and bedroom three with the aforementioned shower room. To the first floor are two further double bedrooms and family bathroom. Viewing is recommended.

### ENTRANCE PORCH

Enter via obscured double glazed door having two Upvc double glazed windows to side, obscured timber panelled door with matching side screens to Inner Hall

### INNER HALL

Having dog leg stair case raising to first floor landing, double panelled radiator, under stairs storage cupboard, doors to Lounge/Dining room and Bedroom Three further sliding door to Kitchen

### KITCHEN

7'10" x 7'6" (2.4m x 2.3m)  
Having high and base level cupboard units, drawer space with rolled edged work tops, double panelled radiator, double glazed window to front, built in double oven and electric hob, further appliance, sink and half drainer with mixer tap and wall mounted boiler

### LOUNGE/DINING ROOM

lounge area 11'5" x 18'8" and dining area 7'2" x 8 (lounge area 3.5m x 5.7m and dining area 2.2m x 2.6)  
Having double glazed windows to both front and rear, two double panelled radiators, ceiling coving, brick built feature fireplace housing gas fire, and Tv plinth, the dining area is partly separated with raised display shelf

### BEDROOM THREE

7'2" x 8'10" (2.2m x 2.7m)  
Single bedroom having single panelled radiator and double glazed window over looking rear garden, door to En-Suite Shower Room

### EN-SUITE SHOWER ROOM

Having recently been refitted with three piece suite comprising close coupled Wc, pedestal wash hand basin and fully tiled shower cubicle, complimentary tiling to walls, obscured double glazed window to rear and spot lights

### LANDING

Having double glazed window to side, built in double storage cupboard with sliding doors, loft hatch, doors to Two Double Bedrooms and Bathroom

### DOUBLE BEDROOM ONE

11'5" x 9'10" (3.5m x 3m)  
Having double glazed window to front, single panelled radiator and eaves storage space

### DOUBLE BEDROOM TWO

8'10" x 11'5" (2.7m x 3.5m)  
Having double glazed window to rear, single panelled radiator and eaves storage space

### BATHROOM

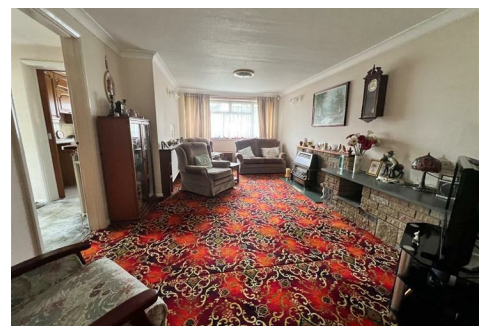
Having obscured double glazed window to side, built in over stairs storage cupboard, three piece suite comprising of concealed low level Wc, vanity wash hand basin with cupboards under and twin grip panelled bath with shower attachment, complimentary tiling to walls and single panelled radiator

### OUTSIDE FRONT

The property offers a generous plot with block paved parking for several vehicles, which in turn leads to larger than average prefabricated single garage with metal up and over door, grassed front with well stocked shrub borders

### OUTSIDE REAR

The rear garden is Easterly facing being enclosed with panelled fencing, having block paved patio with shaped lawn area with shrub borders offering a good deal of privacy



call to view 01536 418100

