



Kipton Field, Rothwell NN14 6ED

- Two bedrooms
- Fully updated
- Very well presented
- Must be seen
- Approx floor area 47 sq.m (506 sq.ft)

PRICE
£925
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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**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Fully updated and very well presented Two bedroom semi-detached bungalow with brand new Heating, Kitchen with oven & hob, new shower room. New flooring and newly decorated throughout. Block paved parking and landscape low maintenance gardens. **MUST BE SEEN** Gas central heated and double glazed. Entrance Hall, Lounge/dining room, Kitchen, two bedrooms and shower room.

Approx floor area 47 sq.m (506 sq.ft)

ENTRANCE HALL

Via opaque double glazed panelled door, laminated wood block style flooring, double power point, ceiling down lights and panelled doors to Shower Room, Lounge/Sitting Room and Two Bedrooms

LOUNGE/DINING ROOM

19'4" x 9'4" (5.90m x 2.87m)

Having double glazed window to rear, double panelled radiator and panelled door to Kitchen

KITCHEN

10'7" x 7'2" (3.24m x 2.20m)

Offering a range of re-fitted high and base level cupboard units with drawer space and work tops having complementary tiled surrounds, one and a half stainless steel sink unit, built in oven, hob and extractor, appliance space, double glazed window to side and door to rear garden, single panelled radiator

BEDROOM ONE

10'10" x 8'10" (3.32m x 2.70m)

Having double glazed window to front and single panelled radiator under and built in double wardrobes

BEDROOM TWO

9'11" x 7'9" (3.04m x 2.38m)

Having double glazed window to front and single panelled radiator

SHOWER ROOM

Re-fitted three piece suite comprising close coupled Wc, pedestal wash hand basin and step-in shower cubicle, tiling to walls and floors, opaque double glazed window to side and radiator, ceiling down lights and panelled door to linen cupboard

OUTSIDE FRONT

block paved parking areas plus gravel area for low maintenance, side gate to rear

OUTSIDE REAR

Paved slabs and gravel area to side of property leading to the rear of the property which offers paved patio area and steps up to shaped lawns, all enclosed by timber panelled fencing including timber storage shed

DIRECTIONAL NOTE

Take a left out of the Rothwell office, right at the roundabout on to Bridge Road, continue into Glendon Road following the road until the Kipton Fields junction on the left, follow the road to the top where the property can be located on the left hand side

