

Gordon Street, Rothwell NN14 6BH

- Two double bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Good sized enclosed rear garden
- Bay fronted

PRICE
£215,000

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 in good decorative order throughout and recently repointed is this TWO double bedroom DETACHED house with larger than average enclosed rear garden. The property offers full Gas central heating and double glazing, with other benefits to include recent repointing, refitted kitchen and bathroom suites and a recently installed new front door. The overall accommodation comprises of Entrance Hall, Lounge/sitting room with bay window and feature Wood Burner, Kitchen with built in Oven, Hob and extractor and integrated full size dishwasher. Separate Utility and Bathroom suite with shower. The first floor gives us a spacious Landing and two double bedrooms. Outside expect to find a small enclosed front court and the aforementioned good sized rear garden. Viewing is strongly recommended.

ENTRANCE HALL

Via opaque double glazed composite door with matching side screen, stair case raising to first floor landing and storage area under, double panelled radiator and glazed panelled doors to Lounge/Sitting Room and Kitchen

LOUNGE/SITTING ROOM

13'10" into bay x 11'0" max (4.23m into bay x 3.37m max)
Having feature wood burner stove with hearth, Upvc double glazed bay window to front with timber shuttershaving double panelled radiator under

KITCHEN/BREAKFAST ROOM

12'1" x 8'9" (3.70m x 2.68m)
Newly fitted with high gloss, soft close high and base level cupboard units with work tops and surrounds, built in oven and four ring electric hob and extractor, as well as integrated dishwasher, inset one and half bowl single drainer sink unit with mixer tap, Upvc double glazed window to side and double glazed door to rear garden, tiled floor, ceiling spot lights and panelled door to Utility Room

UTILITY ROOM

Having matching tiled floor and surrounds , appliance space with plumbing for automatic washing machine, work top and cupboard, sky light to rear and panelled door to Bathroom

BATHROOM

Recently fitted suite comprising Wc, vanity wash hand basin with double cupboards under and panelled bath, shower and screen over, complimentary tiled surrounds, ceiling spot lights and sky lights

GALLERY LANDING

With opaque Upvc double glazed window to side, radiator, power point., loft hatch to boarded and carpeted for storage, doors to Two Double Bedrooms

DOUBLE BEDROOM ONE

12'2" x 12'8" (3.72m x 3.88m)
Having Upvc double glazed window to front with timber shutters and single panelled radiator

DOUBLE BEDROOM TWO

12'4"x 9'0" (3.78mx 2.76m)
With Upvc double glazed window overlooking rear garden and tree line views beyond, single panelled radiator

OUTSIDE FRONT

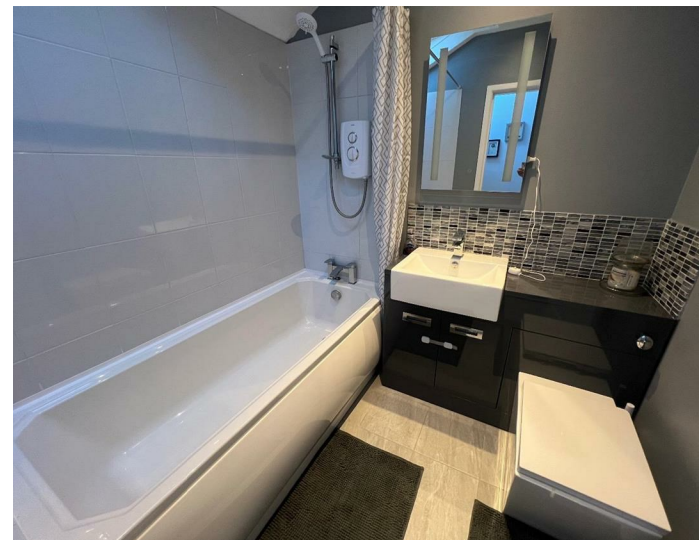
Small court with gate and path leading to side gate and entrance door

OUTSIDE REAR

The rear garden is an additional feature to the property having gravel and patio area stepping onto much larger lawn area boarded with mature shrubs and hedge row

DIRECTIONAL NOTE

Take a right out of the Rothwell office, continue down into Kettering Road taking the second right into Gordon Street where th property can be located on the left hand side



call to view 01536 418100

