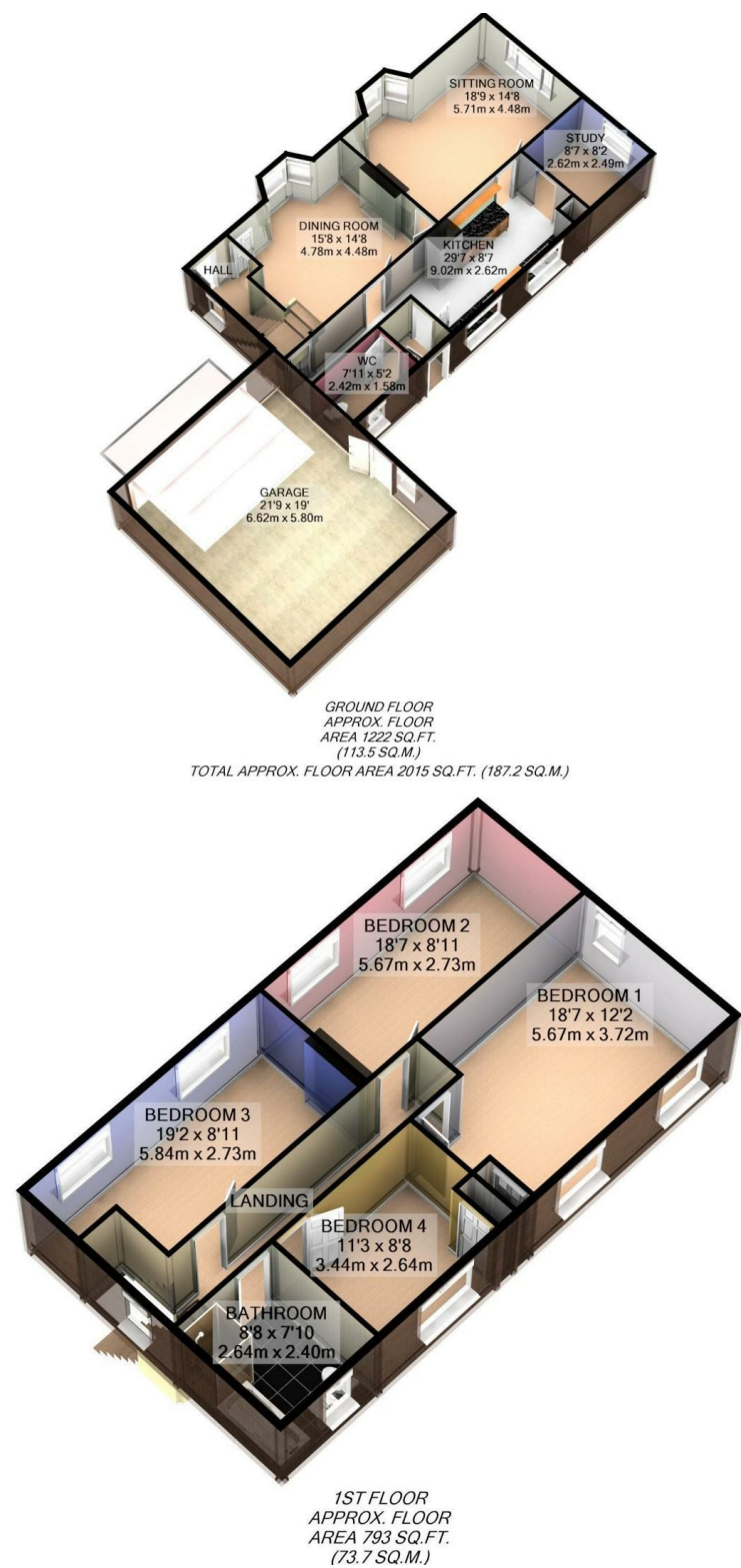


Lamport Road, Orton NN14 1LN



Lamport Road, Orton NN14 1LN

- Four bedrooms
- Views to four sides
- Large garden
- Good Road access
- Well presented
- Cloak room/Shower Room

PRICE

£499,950

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.



23 High Street, Rothwell
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Lamport Road, Orton NN14 1LN

PRICE £499,950 FREEHOLD

Substantial four bedroom detached Family home with Countryside views to all four sides, large garden, ample off road parking and double garage. Oil fired radiator heating and Upvc double glazed. Entrance Hall, Dining room and Lounge/sitting room, Study, Kitchen, Utility and Shower Room/W.C. Landing to four bedrooms, Bath and shower room. Block paved parking for three and good size double garage. Immediate access onto the Lamport Road. Approx . 187 sq.m/2,015 sq.ft Please not some of the internal images are a little out of date and the rooms have since been improved as shown in video view

ENTRANCE

Via opaque and glazed/timber panelled door, stairs raising to first flooring having Upvc double glazed window to side and door to Dining Room

DINING ROOM

14'7" x 14'7" into bay window (4.45m x 4.45m into bay window)
Upvc double glazed bay window to front, fitted double cupboard and glass fronted shelving display cabinet, in additional there is also a solid wood dresser providing further cupboard and drawer space, double panelled radiator and doors to Rear Lobby and Lounge/Sitting Room

LOUNGE/SITTING ROOM

17'7" x 14'7" max (5.37m x 4.45m max)
Having Upvc double glazed bay window to front with further double window to side, single paneled radiator and open fire place and surround with hearth and display mantle, door to Kitchen

KITCHEN

17'7" x 8'6" (5.36m x 2.6m)
Offering a range of light oak coloured high and base level cupboard units with drawer space and work tops, inset one and half bowl single drainer sink unit with mixer tap, built in dishwasher and oven and four ring hob over, two Upvc double glazed windows to rear, double panelled radiator, tiled floor through to Rear Lobby area and in turn leads to good size double cupboard which could also be used for additional appliance space, internal door to Double Garage, from the kitchen there are also further doors to Study and Rear Hall and in turn leads to Wc/Utility Room

REAR HALL

Having Upvc double glazed window to rear and door to Shower Room

SHOWER ROOM/W.C

Modern suite comprising Shower cubicle, close coupled WC and wash hand basin, single panelled radiator and opaque Upvc double glazed window to rear

STUDY

7'10" x 8'6" (access from kitchen area) (2.40m x 2.61m (access from kitchen area))
Having Upvc double glazed window to side, single panelled radiator and tiled floor, shelving

LANDING

Having doors to Four Good Size Bedrooms,Bath/Shower Room

BEDROOM ONE

17'8" max x 11'11" max (5.40m max x 3.65m max)
Having two Upvc double glazed windows to rear over looking rear garden with farm views beyond, single panelled radiator, further double glazed windows to side also enjoying countryside views, built in cupboard

BEDROOM TWO

17'8" x 9'2" (5.40m x 2.81m)
Having two Upvc double glazed windows to front also enjoying countryside views, single panelled radiator and wardrobe recess

BEDROOM THREE

14'5" min x 8'10" (4.41m min x 2.70m)
Also having two Upvc double glazed windows to front enjoying countryside views, single panelled radiator, over stairs bulk head and shelving

BEDROOM FOUR

9'5" x 8'7" (2.88m x 2.64m)
Having shelving, built in airing cupboard and Upvc double glazed window to rear and countryside views (no radiator)

BATH/SHOWER ROOM

8'7" x 7'10" (2.63m x 2.39m)
Having Upvc double glazed window to rear with countryside views, comprising Wc and wash hand basin with cupboards under, panelled bath and step in shower cubicle, single panelled radiator

OUTSIDE FRONT

The property provides off the road block paved parking, in additional to access to Double Garage

OUTSIDE REAR

The rear garden is a good sized well proportioned plot being mostly grassed edged with shrub and flower borders, also garden area to side

DOUBLE GARAGE

18'10" wide x 20'8" (5.75m wide x 6.32m)
Having electronic up and over door, power and light connected, Upvc double glazed window and door to rear garden

DIRECTIONAL NOTE

Postcode is Orton, however directional note is - take a right out of the Rothwell office, right into Fox Street and continue into Harrington Road, at the roundabout take the second turning over the A14 and take the right turning at the next roundabout onto the Lamport Road, continue along the road for approximately two miles where the property can be located on the right hand side just short of the junction for Harrington



call to view 01536 418100

