

Fallow Road, Rothwell NN14 6FS



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.



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- FOUR generous bedrooms
- Ensuite shower room to main bedroom
- Built in stone
- Good parking and single garage
- Well presented
- Impressive enclosed rear garden

PRICE
£315,000

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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PRICE £315,000 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Built in stone and arranged over three storeys is this spacious FOUR bedroom semi detached family home, situated on the popular Woodland Valley estate. The property is found in very good decorative order throughout and offers off road parking for three cars, plus a detached brick built single garage. Other benefits include a good sized Lounge, ensuite shower room to the main bedroom and an impressive enclosed rear garden. The overall accommodation comprises entrance hall, guest WC, Kitchen/breakfast room and spacious Lounge. The first floor offer three bedrooms and the family bathroom, whilst the second floor is dominated by the main bedroom and ensuite shower room. Outside is parking and garage with a small front garden and larger private enclosed rear garden. Viewing is recommended.

ENTRANCE HALL

Via Upvc double glazed panelled door. Stair case rising to first floor landing with storage cupboard under, panelled walls to dado level, radiator and panelled doors to Cloakroom/.WC, Kitchen/Dining room and Lounge/Sitting Room

CLOAKROOM/WC

Comprising low level WC and pedestal wash hand basin. Window to front and radiator

KITCHEN/DINING ROOM

15'2" x 6'11" (4.64m x 2.13m)
Having high and base level units, drawer space and work surfaces areas having tiled surrounds, sink unit with mixer tap, appliances to include oven with electric four ring hob with extractor over, further appliance space to include plumbing for automatic washing machine and space for tall fridge/freezer, laminated wood block style flooring following through to dining area having Upvc double glazed window to front with double panelled radiator under

LOUNGE/SITTING ROOM

Having Upvc double glazed French double doors and double glazed window offering outlook and access to rear garden, continuation of laminated wood block style flooring and double panelled Radiator.

LANDING

Having panelled doors to Bedroom Two, Three and Four and family Bathroom, stair case raising to second floor landing

DOUBLE BEDROOM TWO

9'4" x 13'5" (2.87m x 4.11m)
Having double glazed window to rear with double panelled Radiator under.

DOUBLE BEDROOM THREE

9'4" x 11'11" (2.87m x 3.65m)
Having double glazed window to front with double panelled radiator under.

BEDROOM FOUR

6'9" x 9'6" (2.08m x 2.92m)
Currently being used as a study having double glazed window to rear with double panelled radiator under.

FAMILY BATHROOM

6'9" x 5'10" (2.08m x 1.80m)
Three piece suite comprising of panelled bath with shower and screen over, pedestal wash hand basin and low-level WC. obscured double glazed window to front

SECOND FLOOR LANDING

Having panelled doors to Master Bedroom, storage cupboard

MASTER BEDROOM

21'9" x 13'0" narrowing to 9'2" (6.65m x 3.983m narrowing to 2.81m)
Having Dormer style window to front with double panelled radiator under and Velux style window to rear and panelled door to En-Suite

EN-SUITE

Three piece suite comprising shower cubicle with upgraded rainfall shower, pedestal wash hand basin and low-level WC. heated towel rail/radiator and Velux style window to rear.

OUTSIDE FRONT

To the front there is shrub borders and grassed areas with pathway to entrance door

PARKING & GARAGE

The property offers parking for three vehicles, leading to singe Garage with up and over door and power and lighting connected, gate to rear garden

OUTSIDE REAR

The rear garden is enclosed by walling and fencing with immediate paved patio stepping on to lawn gardens with flowers and shrubs pathway leading to rear of garden and Further patio area.



call to view 01536 418100

