



Desborough Road, Rothwell NN14 6JG

- FOUR Bedrooms
- No Chain
- Good sized enclosed rear garden
- Two generous separate reception rooms
- Guest WC
- Hand built kitchen with range cooker
- Viewing recommended

PRICE
£249,950
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
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** No chain is this bay fronted extended FOUR bedroom semi detached family home. Occupying an elevated position with a landscaped front garden. Main benefits include two separate reception rooms, hand built kitchen/breakfast room, jack n jill shower room and a timber workshop/summer house in the rear garden. The overall accommodation comprises entrance hall with timber floor, guest WC, Lounge, separate dining room with bay window and feature fireplace, extended kitchen/breakfast with range cooker and small utility room. The first floor offers four bedrooms, shower room and family bathroom. Outside is the aforementioned landscaped front garden and larger enclosed rear garden with timber workshop. Viewing is strongly recommended.

ENTRANCE HALL

Via obscured Upvc double glazed panelled door, solid timber flooring, single panelled radiator, stair case raising to first floor landing with storage cupboard under and panelled doors to Dining Room and Cloakroom/Wc with archway to further Inner Hallway having further doors to Lounge/Sitting Room and Utility space and Kitchen/Breakfast Room

CLOAKROOM/WC

Comprising of low level Wc and wall mounted wash hand basin, tiling to walls and ceramic tiled flooring, single panelled radiator and extractor fan

LOUNGE/SITTING ROOM

Having obscured double glazed window to side, pus screens, sliding double glazed patio doors to rear garden, Adam style feature fire place with display mantle and hearth housing living flame gas fire, continuation of solid wood flooring, double panelled radiator,

DINING ROOM

Having Upvc double glazed bay window to front, single panelled radiator, picture rails, wood stripped flooring, ornate feature fire place with display mantle and hearth, opening doors to aforementioned Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

Having a range of high and base level cupboard units with drawer space and work tops with tiled surrounds, Belfast sink unit with double sink unit and mixer tap, stainless steel range cooker with five ring gas burner and extractor fan over, Upvc double glazed window with views over rear garden, integrated fridge, freezer, plumbing for dishwasher plus ample further appliance space, ceramic tiled flooring, single panelled radiator

UTILITY AREA

Having appliance space to include plumbing for automatic washing machine and further appliance space, obscured double glazed door to side leading to rear, ceramic tiled flooring and walls

LANDING

Having Upvc double glazed window to side, doors to Four Bedrooms, Shower room (jack and jill to bedroom two) and Family Bathroom

MASTER BEDROOM

Having Upvc double glazed window to front , single panelled radiator and picture rails

BEDROOM TWO

Having Upvc double glazed window to rear, two built in double wardrobes providing clothes hanging and shelving space and door to Jack and Jill En-Suite Shower Room from Landing

EN-SUITE

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and fully tiled showered cubicle, obscured Upvc double glazed window to side, ceramic tiled flooring and walls, chrome heated towel rail/radiator and extractor fan

BEDROOM THREE

Having Upvc double glazed window to rear, single panelled radiator and two built in storage cupboards

BEDROOM FOUR

Having obscure double glazed window to front, wall mounted boiler, built in storage over bulk head and single panelled radiator

FAMILY BATHROOM

three piece suite comprising of close coupled Wc, pedestal wash hand basin and twin grip panelled bath with shower and screen over, tiling to walls, wall mounted chrome heated towel rail/radiator, single panelled radiator, spot lights and extractor fan

OUTSIDE FRONT

The front garden is landscaped design with steps and pathway to entrance door, block paved areas and gravel frontage with shrub and flower borders

OUTSIDE REAR

Having immediate paved patio, stepping up to larger Westerly Aspect rear garden with lawn and decking areas with mature trees and shrubs, path way to Timber workshop and pond, the rear garden is enclosed by a combination of hedges and panelled fencing

