



**Pattison
Lane**

Price: £290,000
O.I.E.O.
Greening Road, Rothwell

A beautifully presented three bedroom 1930's detached home which has been extended to the rear creating a stunning kitchen diner with a vaulted ceiling and Velux roof lights. Further highlights include a driveway, separate reception rooms and established gardens to both the front and rear.

- Three Bedroom Detached
- Extended to the Rear
- Beautifully Presented
- Established Gardens
- Off Road Parking
- Impressive Kitchen Diner
- Ground Floor WC & Shower
- Under Floor Heating

Tenure: Freehold
EPC Rating: D



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Under stairs storage cupboard.

DOWNSTAIRS SHOWER ROOM / WC

Suite comprising a shower, a wash hand basin and low level WC.

LOUNGE 11'11 x 11'6 plus bay (3.63m x 3.50m)

Bay window to front aspect. Multi Fuel open fire with surround. Double doors into the dining room.

DINING ROOM 11'11 max x 12' (3.63m x 3.65m)

Doorway and side screen windows into the kitchen. Log burning stove inset into fireplace.

KITCHEN BREAKFAST ROOM 18'1 x 11'10 (5.51m x 3.60m)

Fitted with a range of units to base and wall with solid Oak work surfaces over. Centre Island with base units, one and a half bowl sink and drainer unit with mixer tap over. Free standing double oven with chimney style cooker hood over. Integrated appliances to include a washing machine and fridge / freezer. Engineered Oak flooring. Under floor heating. Velux windows. Two French style door opening to the rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Window to side aspect.

BEDROOM ONE 11'1 x 12' (3.78m x 3.65m)

Window to front aspect.

BEDROOM TWO 11'2 x 11'7 (3.40m x 3.53m)

Window to rear aspect.

BEDROOM THREE 8' x 6'6 (2.43m x 1.98m)

Window to front aspect.

BATHROOM

Suite comprising a free standing roll top bath, wash hand basin and low level WC. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Mainly laid to gravel providing off road parking with established planted borders. Side gate access to the rear garden.

REAR GARDEN

Beautifully presented and enclosed by timber fencing the rear garden is mainly laid to lawn with established and well stocked planted borders.





Illustration Purposes Only



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Pattison Lane has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Pattison Lane has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.
Ref: DPL100855 - 0006

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