



Pattison
Lane

School Lane, Rothwell **Freehold** £169,995

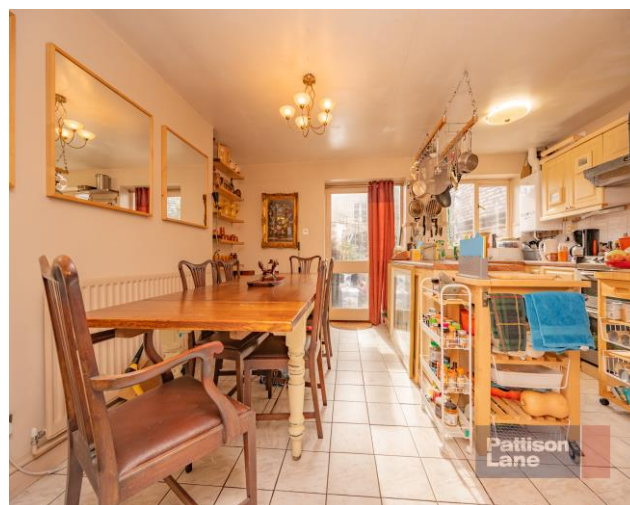
**Pattison
Lane**

Key Features

 1  1  D  A

- Victorian Terrace Home
- One Bedroom
- Large Living Area
- Dressing Room / Study
- Centre Location

A beautiful red brick Victorian terrace located close to Rothwell's vibrant town centre and offered to the market in very good order throughout. Upstairs there is an additional room which would be ideal as a nursery, study or dressing room. Viewing advised.



ENTRANCE HALL

Reached via main front door.

CLOAKROOM

Suite comprising a wash hand basin and WC.

LOUNGE 11'11 max width (3.63m)

Window to front aspect. Under stairs storage cupboard. Feature fireplace.

KITCHEN / DINING ROOM 14'11 plus recess x 12'10 (4.54m x 3.91m)

Fitted with units to base and wall with work surfaces over and tiled splashback surrounds. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Free standing cooker with cooker hood over. Washing machine. Wall mounted central heating boiler. Door to stairs rising to first floor landing. Window and door to rear aspect.

FIRST FLOOR

Door to:

BEDROOM 14' max x 9'10 (4.26m x 2.99m)

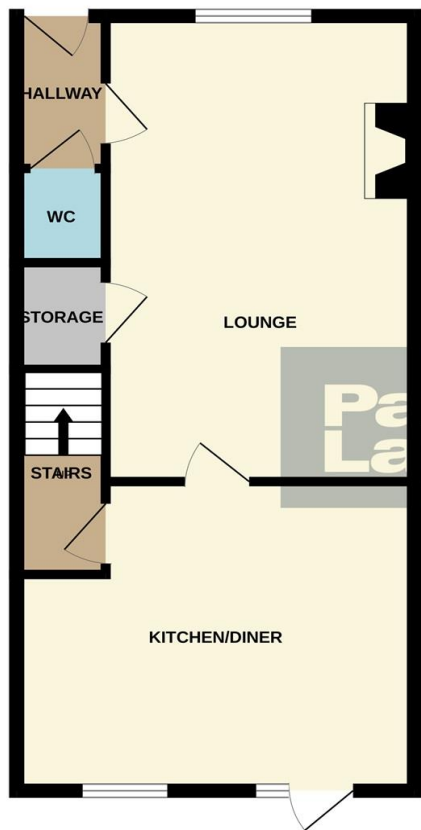
Window to front aspect. Door to:

DRESSING ROOM / NURSERY 9'10 x 7'5 (2.99m x 2.26m)

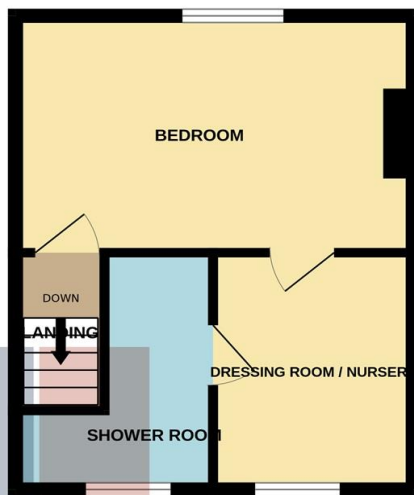
Window to rear aspect. Door to:



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

SHOWER ROOM

Fully tiled suite comprising a shower enclosure, wash hand basin and WC. Heated towel rail radiator. Frosted window to rear aspect.

OUTSIDE

REAR GARDEN

Enclosed by brick walling with block paving. Brick built bin store.

To view this property call Pattison Lane on:
01536 430527


Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 430527

 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 desborough@pattisonlane.co.uk

 www.pattisonlane.co.uk



SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: Sharman Quinney 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: Sharman Quinney 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: DPL100930 - 0003

