



Pattison
Lane

Terry Smith Avenue, Rothwell **Freehold** £310,000 Offers Over

**Pattison
Lane**

Key Features

 4  2  B  D

- Four Bedroom Detached Home
- Garage & Driveway
- En Suite to Master Bedroom
- Downstairs WC
- Utility Room
- Part Exchange Available
- Large Living Area
- Kitchen / Dining Room

Part Exchange Available - Situated on a corner plot within the market town of Rothwell is this beautifully presented four bedroom detached home. Highlights to include a garage and driveway, an en suite to the master bedroom, downstairs WC and a utility room.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Storage cupboard.

CLOAKROOM

Suite comprising a wash hand basin and WC. Frosted window to front aspect.

LOUNGE 18' x 10'7 (5.48m x 3.22m)

Window to front aspect. French style doors opening to the side.

KITCHEN / DINING ROOM 18' x 9'6 (5.48m x 2.89m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Breakfast bar. One and a half bowl sink and drainer unit with mixer tap over. Integrated eye level double oven. Inset hob with chimney style cooker hood over. Wine rack. Windows to front and side aspect. Door into the utility room.

UTILITY ROOM

Fitted with unit to base with work surface over and tiled splashback surround. Space for appliance. Wall mounted boiler. Door to rear aspect.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Window to rear aspect.

BEDROOM ONE 9'2 x 9'6 (2.79m x 2.89m)

Windows to front and side aspect. Built in wardrobes. Door to en suite.

EN SUITE

Suite comprising a shower enclosure, wash hand basin



Ground Floor



First Floor



Illustration Purposes Only

and WC. Heated towel rail radiator. Frosted window to side aspect.

BEDROOM TWO 10'9 x 9'9 (3.27m x 2.97m)
Window to front aspect.

BEDROOM THREE 8' max x 10'9 (2.43m x 3.27m)
Window to side aspect.

BEDROOM FOUR 7'2 x 8'3 max (2.18m x 2.51m)
Window to front aspect.

BATHROOM

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

Wrap around garden with low level hedgerow and laid to lawn. Outside lighting.

GARAGE / DRIVEWAY

Garage to and driveway to the side of the property with gated access to the garden.

REAR GARDEN

Enclosed by timber fencing and walling the garden is laid to lawn with established shrub borders, a paved patio / seating area and a pathway leading side gate giving access to the garage and driveway.

AGENTS NOTE:

The vendor has advised the property has been redecorated

To view this property call Pattison Lane on:
01536 430527


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