



Nansen Close, Rothwell **Freehold** £350,000

**Pattison
Lane**

Key Features



- Four Bedroom Detached House
- Garage & Driveway
- En Suite To Master Bedroom
- Study
- Utility Room

This substantial detached home offers a wealth of accommodation to include four double bedrooms, an en suite to the master bedroom, a large living room with a log burning stove and a kitchen dining room. To the rear of the property is a very private rear garden with views to open countryside.



ENTRANCE HALL 5'9 x 6'1 (1.75m x 1.85m)
Reached via main front door. Window to front aspect. Door to:

HALLWAY
Stairs rising to first floor landing. Under stairs storage cupboard.

LOUNGE 10'9 narrowing to 10' x 19'6 (3.27 narrowing to 3.04m x 5.94m)
Window to front aspect. Inset brick fireplace with log burning stove.

KITCHEN / DINING ROOM 16'11 x 10'5 (5.15m x 3.17m)
Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob. Plumbing and space for dishwasher. Window to rear aspect. Double doors into the conservatory.

CONSERVATORY 9'11 x 9'4 (3.02m x 2.84m)
French style doors to side aspect.

STUDY 7'6 x 7'6 (2.28m x 2.28m)
Doors to side aspect and utility room leading to the WC.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom. Storage cupboard.



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.6 sq.m.) approx.

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.
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BEDROOM ONE 14' x 11'10 plus recess (4.26m x 3.60m)
Window to front aspect. Door to en suite

EN SUITE

Suite comprising a large shower enclosure, wash hand basin and WC. Heated towel radiator. Frosted window to side aspect.

BEDROOM TWO 10'11 x 11'8 (3.32m x 3.55m)
Window to front aspect. Built in wardrobe.

BEDROOM THREE 7'11 x 13' (2.41m x 3.96m)
Window to rear aspect.

BEDROOM FOUR 8'10 x 9'4 (2.69m x 2.84m)
Window to rear aspect. Storage cupboard.

BATHROOM

Suite comprising a shower enclosure, a panelled bath with hand held shower attachment, wash hand basin and WC. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

Enclosed garden with mature hedgerow with access to the main front door.

DRIVEWAY & GARAGE

Driveway leading to a garage.

REAR GARDEN

Private garden with laid to lawn, paved patio / seating area and established shrubs.

To view this property call Pattison Lane on:
01536 430527


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