



Hedgehog Drive, Rothwell **Freehold** £310,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  2  B  D

- Detached Home
- Three Bedrooms
- En Suite to Master Bedroom
- Separate Lounge
- Kitchen/Dining Room

Offered to the market with NO ONWARD CHAIN the property benefits from en suite to master bedroom, two further bedrooms, lounge, kitchen/dining room, utility, downstairs cloakroom. Outside is a garage and an enclosed rear garden. Viewing highly recommended.



ENTRANCE HALL

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

CLOAKROOM

Suite comprising pedestal wash hand basin and low level WC. Radiator.

LOUNGE 12'11 max x 12'3 max (3.93m x 3.73m)
Window to front aspect.

KITCHEN / DINING ROOM

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 with cooker hood over. Window to rear aspect. French style doors opening to the rear garden.

UTILITY ROOM

Fitted with units to base and wall with contrasting work surfaces over and rising upstands. Wall mounted boiler. Door to side aspect.

FIRST FLOOR LANDING

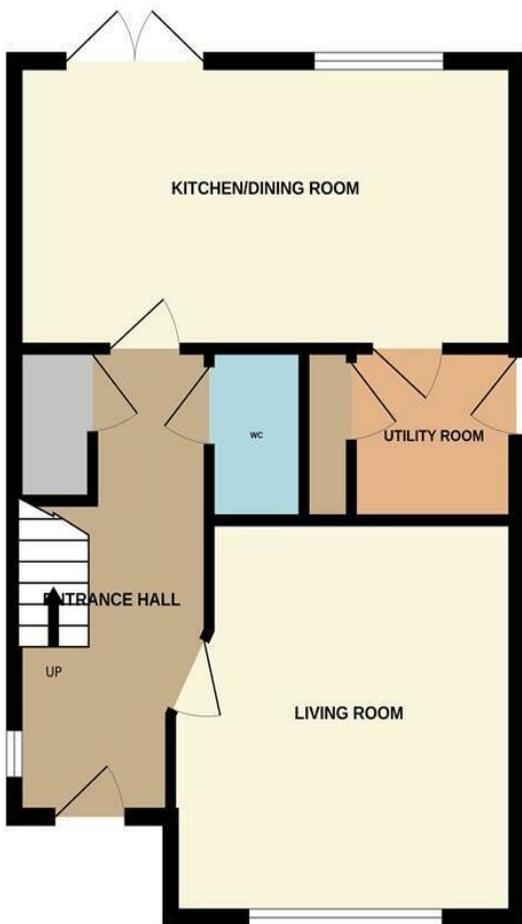
Window to side aspect. Airing cupboard.

BEDROOM ONE 12'11 x 10'9 (3.93m x 3.27m)

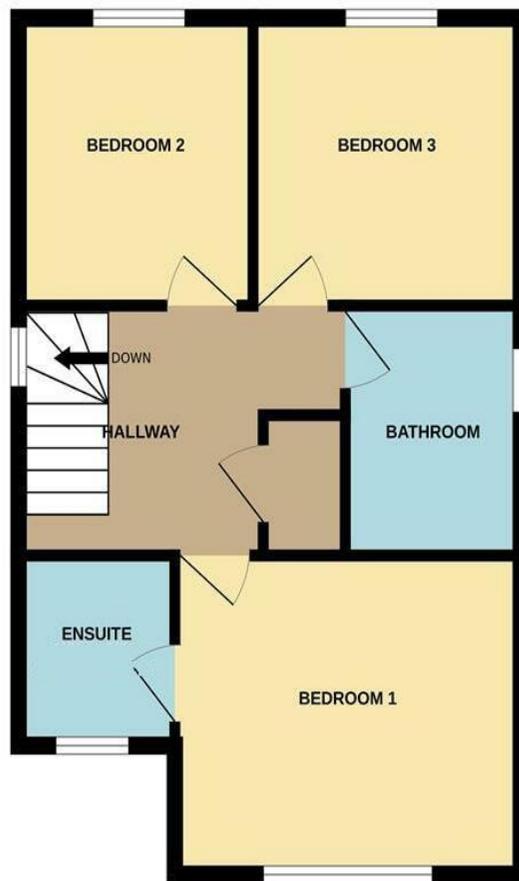
Window to front aspect. Radiator.



GROUND FLOOR



1ST FLOOR



EN SUITE

Suite comprising a shower enclosure, pedestal wash hand basin and low level WC. Frosted window to front aspect. Radiator.

BEDROOM TWO 9'6 x 9'6 (2.89m x 2.89m)

Window to rear aspect.. Radiator.

BEDROOM THREE 9'6 x 8'3 (2.89m x 2.51m)

Window to rear aspect.

BATHROOM

Suite comprising a panel bath, pedestal wash hand basin and low level WC. Frosted window to side aspect.

OUTSIDE

FRONT GARDEN

Area laid to grass with shrubs. Pathway to front door.

GARAGE & DRIVEWAY

Driveway to the side of the property leading to a single garage.

REAR GARDEN

Enclosed by fencing and laid to lawn. Paved patio. Personal door to garage.

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

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