

12 Barn Owl Drive, Rothwell, NNI4 6FR



£1,400 Per Month

A modern three storey family home offering substantial, well presented accommodation. The property is situated in a pleasant location opposite open land on the outskirts of this popular small market town. Entrance hall, downstairs WC, fully fitted kitchen/breakfast room, dining room/study, first floor lounge, master bedroom with en-suite shower room, second bedroom with 'Jack & Jill' shower room, two further bedrooms and bathroom. The majority of the property will be re-decorated prior to tenancy commencing. There is also a private garden and off road parking for two/three cars. The property is offered unfurnished and is available immediately.

Service without compromise

Entrance Hall 17'6" x 6'2" (5.33m x 1.88m)



Accessed via composite front door. Double glazed window to the front elevation. Stairs rising to the first floor with under stairs storage cupboard. Fitted cloaks cupboard. Tile effect vinyl flooring. Radiator. Doors to rooms.

Cloakroom/WC 5'7" x 4'9" (1.70m x 1.45m)



Pedestal wash hand basin and low level WC. Radiator. Extractor fan. Tile effect vinyl flooring.

Study 10'4" x 7'6" (3.15m x 2.29m)



Double glazed window to the front elevation. Radiator.

Kitchen/Diner 15'11" x 11'5" (4.85m x 3.48m)



Range of modern fitted base and wall units. Laminated work surfaces and splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Stainless steel one and a half sink and drainer. Space and plumbing for automatic washing machine and dishwasher. Tile effect vinyl flooring. Radiator. Wall mounted gas fired combination central heating boiler. Double glazed window to the rear elevation. Double glazed French doors opening out to the rear garden.

First Floor Landing



Timber balustrade. Stairs rising to the second floor. Doors to rooms.

Lounge/Diner 16'0" max x 13'0" max (4.88m max x 3.96m max)



Double glazed window to the front elevation. Double glazed French doors opening out to a Juliet balcony. Television point. Radiator.

Bedroom Two 13'10 x 8'11" (4.22m x 2.72m)



Double glazed window to the rear elevation. Radiator. Door to:-

'Jack & Jill' Shower Room



With further door to the landing. Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Tile effect vinyl flooring. Radiator. Opaque double glazed window.

Second Floor Landing



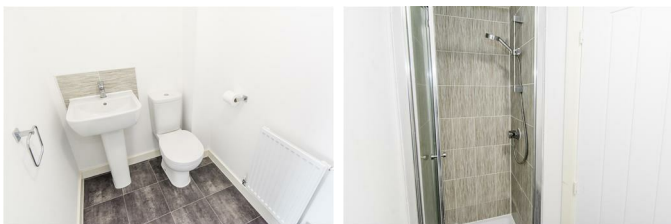
Double glazed window to the side elevation. Timber balustrade. Access to loft space. Built in linen cupboard. Doors to rooms.

Bedroom One 13'10" x 8'11" (4.22m x 2.72m)



Double glazed window to the front elevation. Fitted double wardrobes. Radiator. Door to:-

En-Suite Shower Room



Shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Tile

effect vinyl flooring. Radiator. Opaque double glazed window.

Bedroom Three 11'3" x 8'10" (3.43m x 2.69m)



Double glazed window to the front elevation. Radiator.

Bedroom Four 9'5" x 6'7" (2.87m x 2.01m)



Double glazed window to the rear aspect. Radiator.

Bathroom



Panelled bath. Pedestal wash hand basin. low level WC
Complementary tiling. Tile effect vinyl flooring. Opaque
double glazed window.

Outside



To the front of the property is a small lawn area. There is
side block paved parking for two or three cars and gated
side pedestrian access to the rear garden.

The rear garden is laid mainly to lawn with a paved patio
area and timber garden store. It is enclosed by timber lap
fencing.

View To The Front



Additional Information

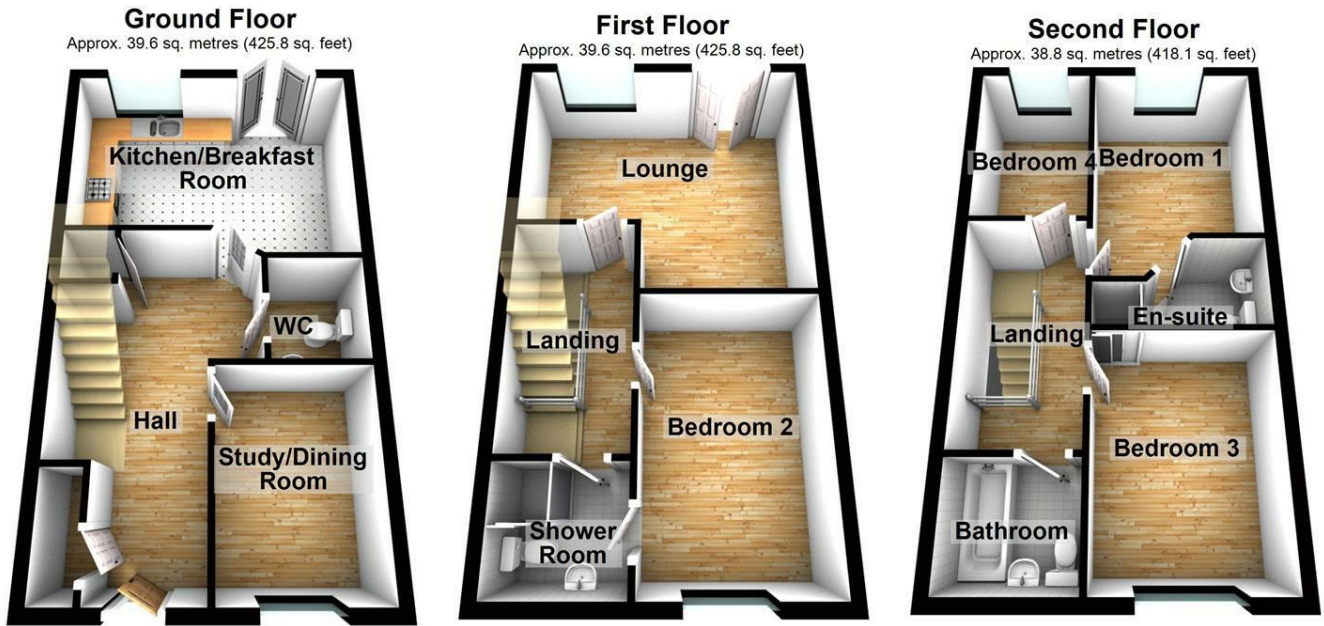
Council tax band D

Deposit based on rent of £1400pcm is £1615

Holding deposit equivalent to one weeks rent ie £323

Initial 6 month tenancy will revert to a monthly periodic
after the initial term

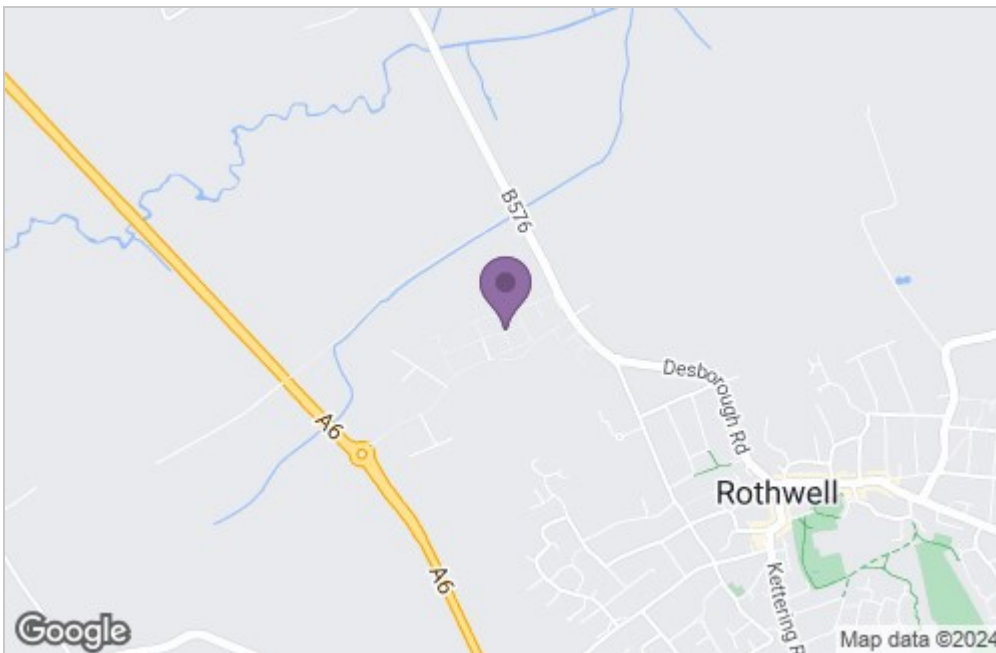
Floor Plan



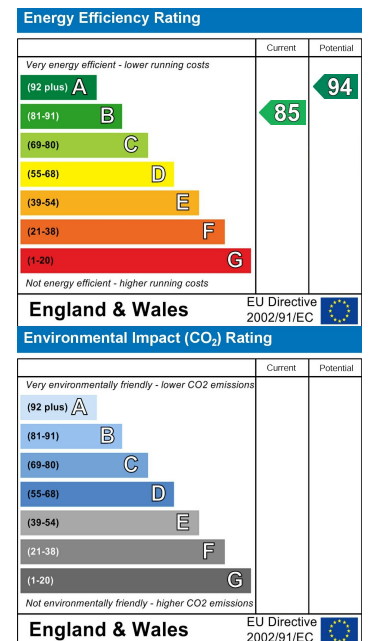
Total area: approx. 118.0 sq. metres (1269.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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