



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Lancaster Road, Rothwell NN14

"Impressive Dimensions Inside And Out"

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## "Impressive Dimensions Inside And Out"

With a generous, well-presented interior and a fabulous plot, this impressive semi-detached home represents a rare opportunity. The wonderful grounds feature a large private block paved driveway, oversized garage and wrap around gardens perfect for outdoor living. The accommodation benefits from gas central heating and UPVC double glazed windows to include an entrance hall, free flowing living/ dining room, a well-equipped kitchen with access to the generously proportioned conservatory overlooking the garden. Upstairs features a principal shower-room and three good sized bedrooms, the impressive master with built in wardrobes. There is scope to extend subject to planning permission. The heart of Rothwell is within easy reach with great Restaurants, Shops, Schools and amenities. Come and see for yourself.

**Living/Dining Room** - 6.38m x 4.27m (20'11" x 14'0")

**Kitchen** - 3.2m x 2.77m (10'6" x 9'1")

**Conservatory** - 4.57m x 2.59m (15'0" x 8'6")

**Garage** - 6.4m x 3.81m (21'0" x 12'6")

**Bedroom One** - 3.3m x 3.2m (10'10" x 10'6")

**Bedroom Two** - 3.23m x 3.12m (10'7" x 10'3")

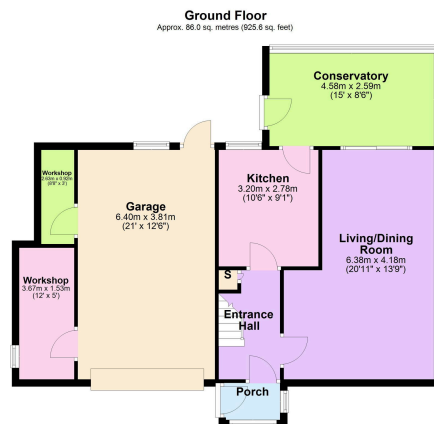
**Bedroom Three** - 2.67m x 2.08m (8'9" x 6'10")

**Shower Room** - 2.87m x 1.75m (9'5" x 5'9")

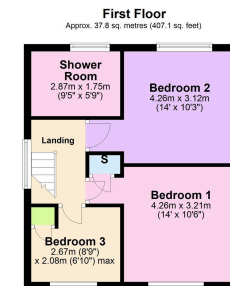




- Semi-Detached
- Generous Plot
- Workshop
- Living/ Dining Room
- EPC RATING: PENDING
- Private Driveway
- Over-sized garage
- Solar Pannels
- Modern Shower-room
- COUNCIL TAX: B



Total area: approx. 123.8 sq. metres (1332.7 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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