



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ragsdale Street, Rothwell NN14

"A Stylish Habitat"

3 1 3



"A Stylish Habitat"

This spacious, extended detached home offers period proportions with a modern touch, just a moments' walk from the heart of Rothwell with a wealth of amenities, schools and great restaurants. With accommodation benefitting from gas central heating and UPVC double glazed windows, the entrance porch leads to an entrance hallway, guest cloakroom, living room with bay window and elegant fireplace flowing to the dining room, the generous family room is versatile ideal for a study, optional bedroom four and the kitchen has an integrated oven and gas hob and utility room. Upstairs there are three bedrooms, two which are double in size and the principal bathroom. Outside there is parking for one car and steps leading up to the front porch. The rear private west facing garden has a large patio area leading up to a generous lawned area, established trees provide summer shade. A great home and garden !

Living Room - 3.66m x 3.58m (12'0" x 11'9")

Dining Room - 3.28m x 3.15m (10'9" x 10'4")

Family/Bedroom Four - 3.28m x 3.15m (10'9" x 10'4")

Kitchen - 3.66m x 2.13m (12'0" x 7'0")

Utility - 2.06m x 1.93m (6'9" x 6'4")

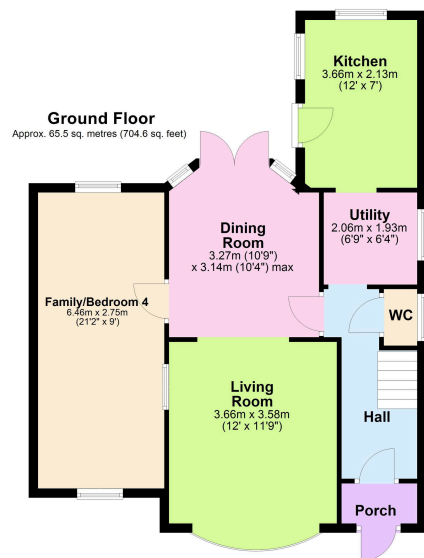
Bedroom 1 - 3.58m x 3.1m (11'9" x 10'2")

Bedroom 2 - 3.2m x 3.18m (10'6" x 10'5")

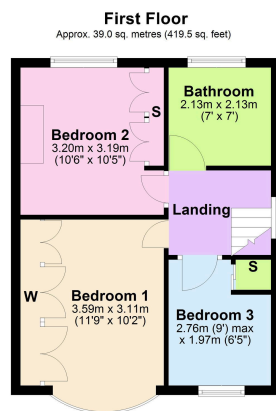
Bedroom 3 - 2.74m x 1.96m (9'0" x 6'5")

Bathroom - 2.13m x 2.13m (7'0" x 7'0")





Total area: approx. 104.4 sq. metres (1124.0 sq. feet)



- Extended detached home
- Kitchen with integrated oven and hob
- Private parkign for one car
- COUNCIL TAX: C
- Living room with attractive fireplace
- Four bedrooms and first floor bathroom
- Fabulous garden enjoying a mature feel
- EPC RATING: E



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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