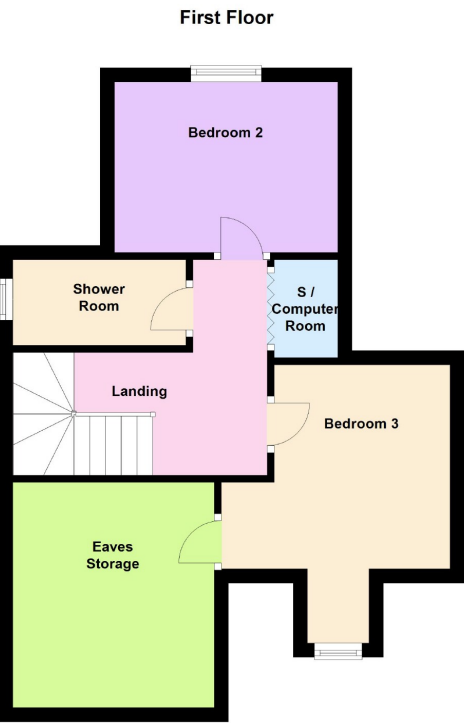


Measurements

**Living Room** 20'2 x 12'2 (6.15m x 3.71m )  
**Kitchen** 9'4 x 7'11 (2.84m x 2.41m )  
**Dining Room** 11' x 8' (3.35m x 2.44m )  
**Conservatory/Utility** 8'11 max x 7'1 max (2.72m max x 2.16m max )  
**Bedroom One** 12'2 x 9'11 (3.71m x 3.02m )  
**Bathroom** 6'7 x 6'1 (2.01m x 1.85m )  
**Guest WC** 8'3 x 4' (2.51m x 1.22m )  
**Bedroom Two** 10'5 x 8' (3.18m x 2.44m )  
**Bedroom Three** 10'4 max x 9'5 (3.15m max x 2.87m )  
**Eaves Storage** 10'6 x 9'4 (3.20m x 2.84m )  
**Shower Room** 8'2 x 4' (2.49m x 1.22m )



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Inner Space





## Inner Space

### Inner Space

This impressive detached home offers a deceptively large, versatile interior situated a short walk from the centre of Rothwell, offering a wealth of amenities and some fantastic restaurants. The accommodation benefits from gas central heating and UPVC double glazed windows to include an entrance hall, generous living room with feature fireplace, contemporary kitchen which free flows to a dining room and utility/sun room. There is a guest cloakroom, bathroom and double bedroom, as well as two further bedrooms, computer room and shower room to the first floor. Outside there is a walled fore garden and well kept, enclosed low maintenance rear garden. View now! EPC RATING:D

### Property highlights

- Spacious accommodation throughout
- UPVC double glazed windows
- Gas central heating
- Entrance hallway with stairs to first floor, useful understair storage cupboard
- Living room - bay fronted light filled room with feature fireplace
- Kitchen with range of base and eye level units, single bowl sink unit with monobloc tap inset to roll top work surfaces, integrated double oven and four ring Neff induction hob, fridge, space for dishwasher (available via separate negotiation) and splashbacks
- Utility/Conservatory with space for washing machine and tumble dryer (not included) and door to outside
- Dining room - adjoining the kitchen providing formal dining options
- Bathroom - suite comprising panel enclosed bath with shower, wash hand basin with monobloc tap inset to storage, heated towel rail and ceramic tiled splash backs
- Guest cloakroom - spacious with low level WC, wash hand basin with monobloc tap, integrated storage and ceramic tiled splash backs
- There are three sizeable bedrooms arranged over two floors, the master is a well proportioned and bay fronted double room in addition to a small storage/computer room
- First floor shower room comprising low level WC, wash hand basin with monobloc tap, glass shower enclosure and ceramic tiled splash backs

### Gardens

Steps lead up to the front door and the frontage is enclosed by low level walling. The low maintenance rear gardens wrap around the property with patio area and large gravelled area with established plantings. There is a further patio to the side with garden shed. There is potential for off street parking (subject to planning).



21 Cross Street,  
Rothwell, NN14 6DD

£170,000

