

36 Fallow Road
Rothwell
NN14 6FS

£280,000

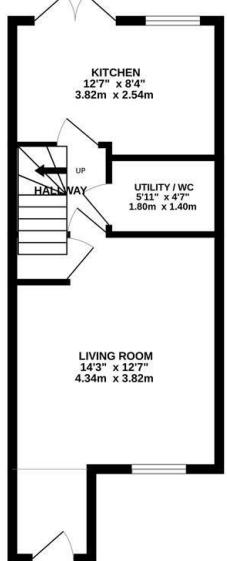


OSCAR JAMES

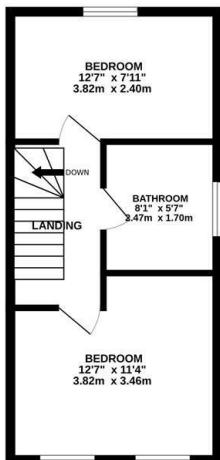
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FLOOR PLANS

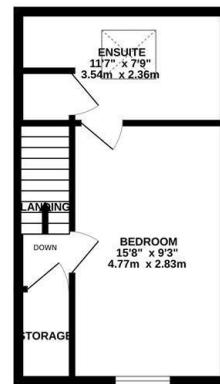
GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or operation can be given.

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AT A GLANCE...



Lounge



Kitchen / breakfast room with built in appliances plus utility room



Three double bedrooms



Family bathroom, ensuite plus W/c



Good size rear garden



Parking for two cars



WHAT'S GREAT?

Situated on the desirable Woodland Valley development, within walking distance to the town centre, local GP surgery, Secondary School and with convenient access to the A6 and A14.

Offering a generous 1042 square feet of meticulously upgraded living space, this home is exceptionally high-spec and beautifully presented throughout.

The ground floor boasts porcelain modular limestone effect floor tiles to the entrance porch, hallway, kitchen/dining and utility room, while the lounge and the rest of the house feature high quality neutral carpets, creating a luxurious and cohesive feel.

The heart of the home, the kitchen, has been enhanced with chrome spotlights, upgraded shaker-style cupboard doors coupled with a composite granite white sink, complemented by fully integrated appliances including a dishwasher, 50/50 fridge freezer and a four ring gas hob.

A thoughtful and practical addition to the home is the "Lootility" room, seamlessly integrated into the cloaks and featuring an upgraded quartz worktop, countertop sink and integrated

washer-dryer.

Upstairs, you'll find three genuine double bedrooms, providing ample space for comfort and privacy. The second bedroom benefits from an impressive eight-door fully fitted shaker-style door wardrobe, offering superb storage and creating a dedicated dressing area. The family bathroom includes an upgraded over bath shower and screen, finished with porcelain floor tiles and half height tiling to wet walls.

The impressive en-suite to the master bedroom on the second floor features half-height tiling to all walls, complete with an upgraded white towel radiator and chrome spotlights.

Adding to the property's appeal are the elegant shutters to the front windows, contributing to its sophisticated aesthetic.

Outside, a private drive leads to a tandem driveway with parking for two cars, and for the eco-conscious, an EV charger is already installed. Viewing is highly recommended to fully appreciate what the property has to offer.

...expect excellence



SELLER'S SECRET

This has been a fantastic property for our family and we have loved living here but now need additional space. We hope the new owners enjoy living here as much as us. The location is ideal for the local amenities and everything is within 5 minutes drive making it very convenient.



OSCAR JAMES

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To buy or not to buy....

why we like it....

This is a stunning property situated in this highly sought after location within walking distance of local amenities. Being offered in show home condition, an early viewing is highly recommended. This property has been made into a beautiful home which much be viewed to be appreciated.