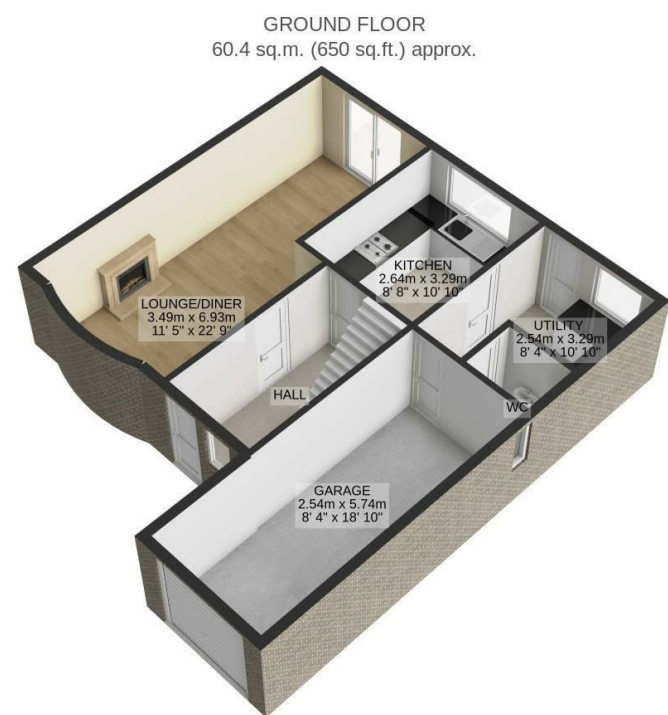
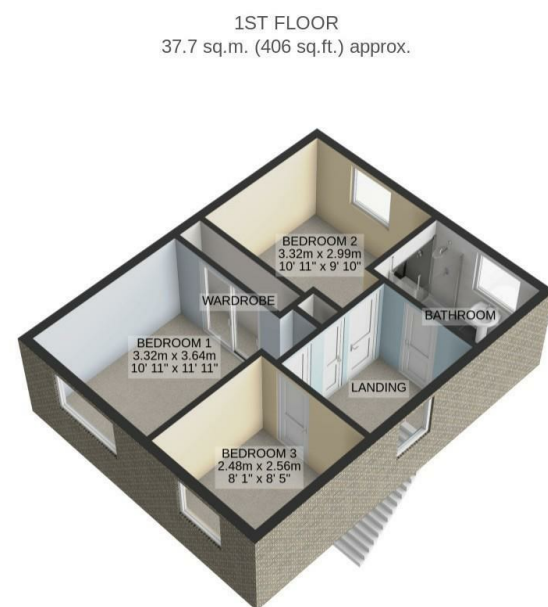


Kipton Field, Rothwell NN14 6ED



TOTAL FLOOR AREA : 98.2 sq.m. (1057 sq.ft.) approx.



Kipton Field, Rothwell NN14 6ED

- Three bedrooms
- Chain Free
- Open farmland to rear
- Ample Parking and garage
- Requires some updating yet very well presented
- Excellent location

PRICE
£289,950
CHAIN FREE

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.



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**** IN PERSON AND VIDEO VIEW AVAILABLE **** Offered with NO CHAIN is this Springfir built three bedroom detached family home in sought-after position with open field behind. The property does require some updating yet very well presented and offering excellent potential. Gas central hearted (New boiler c. April 2023) and double glazed. Reception hall, open plan Lounge/dingo room, Kitchen, Utility room, rear lobby and cloakroom W.C. Landing to shower room and three bedroom. Ample block paved parking driveway to Garage. Small but private Rear garden. Timber shed.

RECEPTION HALL

Having Upvc double glazed panelled door with double glazed side screens, stair case raising to first floor landing with storage cupboard under, single panelled radiator and panelled doors to Lounge/Dining Room and Kitchen

LOUNGE/DINING ROOM

22'11" x 11'5" narrowing to 9'2" (7m x 3.5m narrowing to 2.8m)
Having double glazed bow window to front with display mantel and double panelled radiator under, fire surround with tiled hearth and inset, housing living flame coal effect gas fire, ceiling coving and leading through to Dining Area having serving hatch from kitchen, further double panelled radiator and tilt and turn double glazed patio doors offering outlook and access to rear garden

KITCHEN

10'5" x 8'7" (3.18m x 2.64m)
Offering a range of dark oak high and base level cupboard units with drawers pace and work tops having matching tiled surrounds, four ring gas hob with fitted oven under and concealed extractor fan above, one and half bowl single drainer sink unit with mixer tap, double gazed window to rear, laminated wood block style flooring, and panelled door to separate Utility Room

UTILITY ROOM

6'11" x 7'10" (2.11m x 2.41m)
Having appliance space with area for tall fridge/freezer and plumbing for automatic washing machine or dishwasher, opaque double glazed window and door to rear garden, double panelled radiator and door to Inner Lobby

INNER LOBBY

Having doors to Cloakroom/Wc and Garage

CLOAKROOM/WC

Comprising close coupled Wc and pedestal wash hand basin with tiled surrounds, opaque double glazed window to side

LANDING

Having doors to Three Bedrooms, Shower Room and airing cupboard housing hot water tank with shelving over, loft hatch and double glazed window to side

BEDROOM ONE

9'6" plus door recess x 10'9" (2.91m plus door recess x 3.30m)
To front and height and full width fitted wardrobes providing clothes hanging and shelving space, double glazed window to front with rooftop views over countryside, single panelled radiator

BEDROOM TWO

9'10" x 9'6" plus door recess (3m x 2.9m plus door recess)
Having double glazed window to rear having open views over farmland and countryside, single panelled radiator

BEDROOM THREE

8'2" x 8'4" max (2.50m x 2.56m max)
Measurement includes over stairs bulkhead cupboard, single L-shpaed room with double glazed window to front with views over countryside and single panelled radiator

SHOWER ROOM

Comprising shower cubicle, pedestal wash hand basin and close coupled Wc, heated towel rail/radiator and opaque double glazed window to rear

OUTSIDE FRONT

The front is mainly laid to lawn bordered by shrubs and being block paved driveway, providing off road parking for several vehicles which in turn gives access to Garage, side gate to rear garden and step to entrance door

GARAGE

18' x 8' (5.49m x 2.44m)
Having up and over door with power and lighting connected, wall mounted boiler and internal door to/from Inner Lobby, appliance space to include plumbing for automatic washing machine

OUTSIDE REAR

The rear garden offers an immediate paved patio area stepping onto a larger grassed garden, edged with shrub and flower borders, to the side of the house there is an area with timber shed

