



22 Dempsey Drive
Rothwell, NN14 6LA



Simpson Ellson

A beautifully presented and substantially upgraded three-bedroom detached home on the sought-after Dempsey Drive. Originally built as a four-bedroom property, it offers an easy opportunity to reinstate the fourth bedroom if desired. Offered with no onward chain.

Upon entering, you are welcomed by a spacious entrance hallway leading to a bright and airy lounge, which opens via double doors to the dining room. The dining area flows seamlessly into an additional reception space and the modern kitchen, which features integrated appliances. The ground floor also benefits from a WC and a large utility room. To the rear, a generous games room with doors to the garden provides flexible living and entertaining space.

Upstairs, the property continues to impress with three large bedrooms. The master bedroom has been thoughtfully opened out to create a superb, expansive suite complete with en-suite bathroom. Two further double bedrooms and a well-appointed family bathroom complete the first floor.

The home has been extensively improved throughout and is presented in immaculate condition, ready for immediate occupation.

Externally, there is a low-maintenance rear garden, ideal for outdoor dining and relaxation, and to the front, off-road parking is provided.

A spacious, modern family home in a prime location — early viewing is highly recommended.

£369,500



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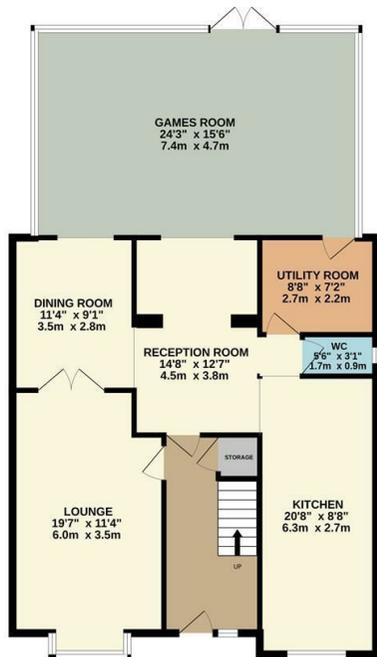
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4



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 operability or efficiency can be given.
Made with Metropack (2020).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	
	2002/91/EC	





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