



Manor Road, Rothwell NN14 6JE

- Three good bedrooms
- Sought after location
- Very well presented
- Larger re-fitted kitchen
- Triple parking
- Must be seen

PRICE
£335,000
OFFERS IN EXCESS
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

** IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Viewing is recommended for this impressive and much improved Springfir-built three-bedroom detached family home, featuring larger-than-average gardens and triple parking.

This well-presented property has undergone numerous upgrades, including the conversion of the garage to create a dining room that flows from the outstanding re-fitted, fully equipped kitchen and family area. There is also a utility room and cloakroom WC. A good-sized lounge/sitting room provides additional living space. Upstairs, the landing leads to three bedrooms and a re-fitted bathroom with a shower over the bath. The home benefits from double glazing and gas central heating controlled via a NEST system. Externally, the property offers block-paved parking and a lawned frontage, along with enclosed rear and side gardens.

RECEPTION HALL

Via composite opaque double glazed panelled door with matching side screens, laminated wood block style flooring, stair case raising to first floor landing with storage cupboard under, single panelled radiator and inset ceiling spot lights, double power points and contemporary style panelled doors to Lounge/Sitting Room and extended Kitchen/Family Room

LOUNGE/SITTING ROOM

16'7" max x 11'5" (5.07m max x 3.5m)
Into Upvc double glazed bay window to front having double panelled radiator under and wall light points

KITCHEN/FAMILY ROOM

27'0" max x 10'2" (8.25m max x 3.10m)
Offering a comprehensive range of refitted soft close, high and base level cupboard units with drawer space, corner shelving, fitted ten bottle wine rack and inset Neff hob and built in double ovens with Neff warming drawer below, integrated dishwasher and space for American style fridge/freezer, inset ceiling light and Upvc double glazed window to rear garden, panelled door to Utility and open plan through to Family Room Area and Dining Room

FAMILY ROOM AREA

Open plan to kitchen having further Upvc double glaze double doors offering outlook and access to rear garden, double panelled radiator, ceiling speakers connected to integrated sound system and inset ceiling spot lights

DINING ROOM

12'3" x 7'10" (3.74m x 2.4m)
Having Upvc double glazed window to front and double panelled radiator, ceiling speakers connected to integrated sound system and inset ceiling spot lights

UTILITY ROOM

Having base level cupboard units with work tops and surrounds, further sink and additional appliance space to include plumbing for automatic washing machine, wall mounted boiler, plinth heater, Upvc double glazed window and door to rear garden, panelled door to Cloakroom/WC

CLOAKROOM/WC

Comprising wash hand basin and close coupled Wc and single panelled radiator

LANDING

Having panelled doors to Three Good Size Bedrooms and Family Bathroom, Upvc double glazed window to side and loft hatch

BEDROOM ONE

15'3" x 9'10" min (4.67m x 3m min)
Having Upvc double glazed window to front and double panelled radiator under and inset ceiling spot lights

BEDROOM TWO

9'6" plus door recess x 8'6" (2.92m plus door recess x 2.6m)
Having Upvc double glazed window to rear and double panelled radiator under

BEDROOM THREE

9'7" x 8'3" max (2.93m x 2.52m max)
Single L-shaped room with measurement incorporating over stairs cupboard offering clothes hanging and shelving space, Upvc double glazed window to front and single panelled radiator

FAMILY BATHROOM

Refitted three piece suite comprising of inset vanity wash hand basin, close coupled Wc and panelled bath with double shower feed and screen over, full tiling to walls, opaque double glazed window to rear and heated towel rail/radiator, inset ceiling spot lights

OUTSIDE FRONT

To the front there is triple side by side block paved parking and grassed area giving a large plot profile

OUTSIDE REAR

The rear garden has an immediate flagstone paved patio, stepping onto mostly grassed garden with flower beds and base for shed, the garden is enclosed by panelled fencing with side gate to front of the property, there is an additional garden area to the side adjoining the rear, only adding to the good size garden giving space for potential growth and extension to the property (subject to planning permission)



call to view 01536 418100

