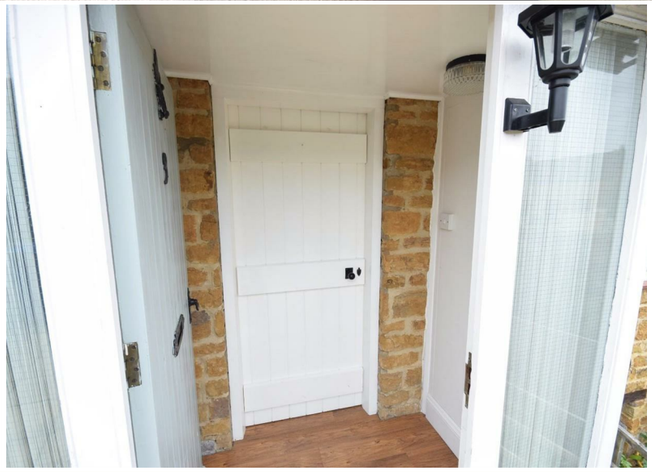








The Maltings, Rothwell NN14 6JZ

- Two Bedrooms
- Period Cottage
- Parking & Courtyard
- Modern Bathroom and Kitchen

PRICE
£875 Per
PCM

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.

The Property Ombudsman LETTINGS

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

SIM&N & CO.
ESTATE AGENTS

The Maltings, Rothwell NN14 6JZ

PRICE £875 PER MONTH PCM

**IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Delightful period cottage set in a lovely Historic courtyard setting is this good size TWO bedroom home with a wealth of Period features. Gas central heated; Porch, entrance hall, lounge/sitting room, modern Kitchen, Two bedrooms and Bathroom. Outside there is a court yard, lower basement storage area off road parking. Located convenient for the Town Center













ENTER
Via wooden block door to front into Entrance Porch

ENTRANCE PORCH
Windows to front, additional storage to front with cloakroom area, wooden panelled door to Lounge/Dining Room

LOUNGE/DINING ROOM
16'6" x 9'1" (5.05m x 2.78m)
Window to front with secondary double glazing, doors to Bedroom One and door to Inner Hall leading to Bathroom and Bedroom Two, door to Kitchen, fitted wooden fire surround with marble hearth and fitted gas fire, radiator, wood laminated flooring, space for dining table

KITCHEN
7'11" x 6'10" (2.43m x 2.09m)
Window to front with secondary double glazing, a range of modern recently fitted units at base and eye level with wood block style work tops, stainless steel sink and half drainer, tiling to all water sensitive areas, built in appliances to include electric oven and electric hob with extractor fan over, plumbing for automatic washing machine/dishwasher, radiator

BEDROOM ONE
9'4" x 10'11" (2.87m x 3.33m)
Window to front with secondary double glazing, radiator, built in wardrobe

INNER HALLWAY
Door to Bedroom Two and Bathroom, with additional door to storage cupboard and plumbing for automatic washing machine

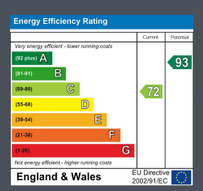
BEDROOM TWO
10'11" x 6'9" (3.33m x 2.06m)
Window to front with secondary double glazing, radiator

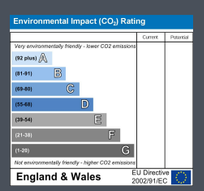
BATHROOM
Obscured window to front, three piece suite comprising of panelled bath with chrome mains shower and glass shower screen, low level Wc, pedestal wash hand basin with tiling to all water sensitive areas, radiator, inset spot lights to ceiling

OUTSIDE COURTYARD
Enclosed cottage style courtyard with flag stone finish, enclosed with wooden fenced perimeter and gravel borders and gated access to front

PARKING
Allocated parking to front onto gravel driveway with parking for one

DIRECTIONAL NOTE
Take a left out of the Rothwell office, continue over the roundabout where the property can be located on the left hand side in the driveway before the bus shelter





call to view 01536 418100

SIM&N & CO. ESTATE AGENTS