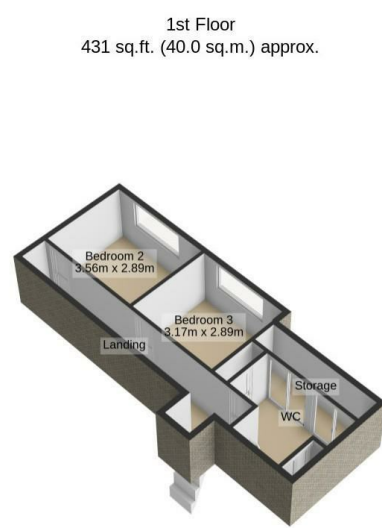
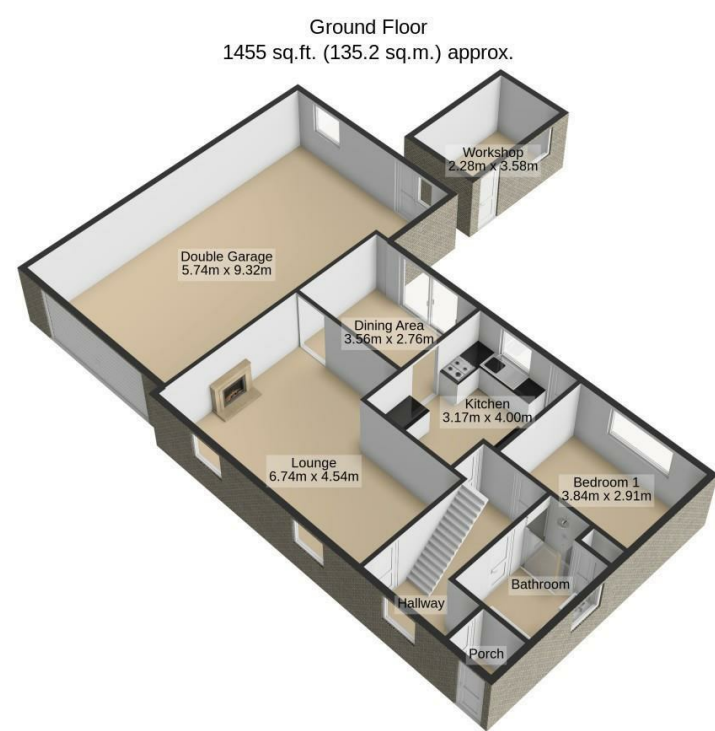


Meadow Road, Rothwell NN14 6AQ



Total Floor Area : 1886 sq.ft. (175.2 sq.m.) approx.



Meadow Road, Rothwell NN14 6AQ

- NO CHAIN
- Three Bedrooms
- Dorma Bungalow
- DOUBLE GARAGE
- Good sized plot
- Two reception rooms

PRICE
£325,000

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



Meadow Road, Rothwell NN14 6AQ

PRICE £325,000 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** IN NEED OF COMPLETE REFURBISHMENT is this spacious three bedroom dormer bungalow (arranged over two floors), sitting on a good sized plot with a **FOUR VEHICLE DOUBLE GARAGE** and gardens to front and rear. The overall accommodation comprises of Entrance Porch, Entrance Hall, Lounge with vaulted ceiling, separate Dining Room, Kitchen, Study/Bedroom Three and Bathroom. The first floor has a mezzanine landing overlooking the Lounge and gives access to two further double bedrooms and a Guest WC. Outside is a well maintained front garden with drive way providing off road parking for three or more cars and a double length and double width four vehicle garage. To the rear is a larger enclosed rear garden with garden hut, greenhouse and small pond feature. Viewing is essential.

ENTRANCE PORCH

Via glazed and timber panelled door having matching side screens, quarry tiled flooring, timber panelled door to Entrance Hall

ENTRANCE HALL

Having obscured sealed unit double glazed window to front stair case raising to first floor, single panelled radiator, timber panelled doors to Bathroom, Study/Bedroom Three, Kitchen and Lounge/Sitting Room

LOUNGE/SITTING ROOM

20'9" x 13'1" max narrowing to 10'11" (6.35m x 4m max narrowing to 3.35m) Being the prime former of the property having two sealed unit double glazed windows to front, double panelled radiator, full height brick built feature fire place with tiled display mantel and hearth housing multi fuel burner, steps down to separate Dining Room

DINING ROOM

11'3" x 8'3" (3.45m x 2.52m) Having sliding double glazed patio doors offering outlook and access to rear garden , double panelled radiator and feature sliding doors to Kitchen

KITCHEN

10'4" x 12'11" (3.15m x 3.95m) Having a basic range of high and base level cupboard units with work surface areas, with part tiling to splash back areas, stainless steel one and half bowl single drainer sink unit with mixer tap, ceramic tiled flooring, four ring gas hob, electric double oven and grill, extractor fan, double panelled radiator, shelved storage, Upvc double glazed window to rear and sealed unit double glazed timber door to rear garden

STUDY/BEDROOM THREE

9'8" x 12'7" (2.95m x 3.85m) Having double glazed window to rear, single panelled radiator

BATHROOM

Four piece suite comprising of twin grip panelled bath, close coupled Wc, vanity wash hand basin and step up to shower tray with shower, part tiling to walls, obscured glazed window to side, double panelled radiator, airing cupboard housing boiler with shelving

GALLERY LANDING

The Gallery landing runs across the top of the lounge area with vaulted ceiling, single panelled radiator, timber panelled doors to Two Bedrooms and further door to Wc

BEDROOM ONE

9'10" x 10'4" (3m x 3.15m) Having sealed unit double glazed window to rear and single panelled radiator

BEDROOM TWO

9'10" x 10'11" (3m x 3.35m) Having sealed unit double glazed window to rear and single panelled radiator

WC

Steps up and restricted head height with eaves storage and further large storage cupboard, single panelled radiator, Bidet and close coupled Wc and pedestal wash hand basin

OUTSIDE FRONT

to the front of the property there is a gravelled driveway offering off road parking for two or more vehicles leading to Detached Double Width and length Garage with up and over door, the garden is mainly laid to lawn with deep well stocked shrub and flower borders, hedgerow and trees, being enclosed by combination of hedgerow and low level retaining brick walls, timber gate to rear garden

OUTSIDE REAR

The rear garden has immediate block paved patio area, pond with shaped lawns with deep well stock shrub, trees and flower borders, green house, outside tap, the garden is in need of some cultivation, there is a large timber built shed and glazed pedestrian door with matching side screens offering access to Garage, the rear garden is enclosed by timber panelled fencing and offers a good degree of privacy



call to view 01536 418100

