

# Kettering Road, Rothwell NN14 6AF



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- THREE good sized bedrooms
- Ensuite bathroom to main bedroom
- Off road parking for two cars (Rear of the property)
- Guest WC
- Arranged over three floors
- NO CHAIN

PRICE  
£239,950

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.



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PRICE £239,950 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\***Offered for sale with NO CHAIN is this spacious Three bedroom end of terrace family home arranged over three floors. The property is found in good order and also comes with two allocated off road PARKING spaces in a communal car park accessed at the rear. Having gas central heating and double glazing other benefits include an good sized ensuite bathroom to the main bedroom and a pleasant enclosed rear garden. the overall accommodation comprises entrance hall, guest WC, Kitchen/Dining room and Lounge. The first floor offers two bedrooms with a jack n jill family shower room and then the second floor boasts the main bedroom with ensuite bathroom. Outside is a small front court and the aforementioned enclosed rear garden with gated access to the car park area. Viewing is recommended.

## ENTRANCE HALL

Via solid wooden door with obscured windows and having doors to Kitchen/Dining Room, Lounge/Sitting Room, Cloakroom/Wc plus stairs raising to first floor landing, radiator

## CLOAKROOM/WC

Having low level WC, wall mounted wash hand basin, tiling to all sensitive areas, ceramic tiled flooring and radiator

## KITCHEN/DINING ROOM

166" x 82" (5.05m x 2.49m )  
Having double glazed window to front, a range of refitted kitchen units at base and eye level with complimentary work tops with tiled surrounds, stainless steel sink and half drainer with mixer tap, built in appliances to include stainless steel electric oven, gas hob and stainless steel extractor fan, built in dishwasher and further appliance space to include plumbing for automatic washing machine, open plan through to Dining Area with space for dining table and radiator, inset spot lights to ceiling, laminated wood block style flooring, double glass paned doors to rear into Lounge//Sitting Room

## LOUNGE/SITTING ROOM

153" x 120" (4.66m x 3.68m )  
Having double glazed window to rear and double glazed French doors to rear offering outlook and access to Westerly facing rear garden area, two radiators

## FIRST FLOOR LANDING

Having double glazed window to front, doors to Bedrooms Two and Three and Jack and Jill Shower Room, airing cupboard housing wall mounted boiler unit and radiator

## BEDROOM TWO

1211" x 102" (3.94m x 3.1m )  
Having double glazed window to rear with radiator under, two double built in wardrobes providing clothes hanging and shelving space, door to jack and Jill Shower Room

## SHOWER ROOM

Three piece suite comprising of separate shower cubicle, low level WC, pedestal wash basin,, tiling to walls and ceramic tiled flooring, wall mounted chrome heated towel rail/radiator

## BEDROOM THREE

94" x 89" (2.85m x 2.67m )  
Having double glazed window to front with radiator under

## SECOND FLOOR LANDING

Having door to Master Bedroom

## MASTER BEDROOM

104" x 147" narrowing to 115" (3.17m x 4.46m narrowing to 3.48m )  
Having double glazed window to rear and radiator, door to En - Suite

## EN-SUITE

Having double glazed sky light to front, panelled bath with chrome shower mixer, low level WC, pedestal wash hand basin, tiling to walls and ceramic tiled flooring, radiator

## OUTSIDE FRONT

Hard standing slab patio path to front with shrub borders, brick wall and wrought iron perimeter and side gate to rear and parking area

## OUTSIDE REAR

The rear garden is Westerly facing having Immediate paved patio area with steps up to lawn garden with path to gated access to rear and parking area, the rear garden is enclosed by timber panelled fencing

## PARKING

Allocated parking to the rear of the property for two vehicles



call to view 01536 418100

