



32 Stag Road  
Rothwell, NN14 6GD



**Simpson & Partners**

This beautifully presented three-storey townhouse offers spacious and versatile accommodation, ideal for families or professionals seeking a contemporary home close to local amenities.

Upon entering, you are greeted by a welcoming hallway with access to a convenient WC and storage cupboard. To the front is a bright and spacious living room, perfect for relaxing or entertaining. The rear of the property features a modern fitted kitchen with ample dining space and direct access to the garden.

The first floor offers two well-proportioned bedrooms. Bedroom 2 is a generous double, while Bedroom 3 is a versatile room ideal for use as a child's bedroom, guest room, or home office. The floor is completed by a stylish family bathroom.

The top floor is dedicated to the impressive master suite, complete with a large double bedroom, built-in storage, and a private en-suite shower room.

The property benefits from an enclosed rear garden, perfect for outdoor dining and entertaining. Parking is available nearby. There is also parking to the front of the property.

Situated on the popular Stag Road in Rothwell, the property is within easy reach of local schools, shops, and transport links, making it an excellent choice for commuters.

Price £240,000



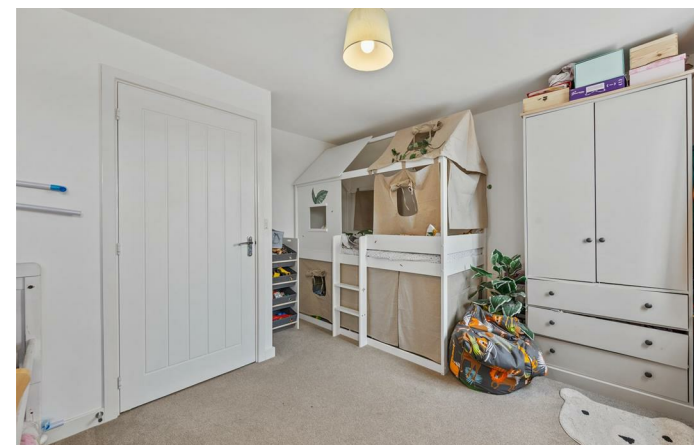
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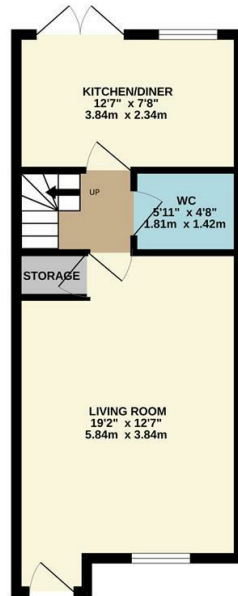
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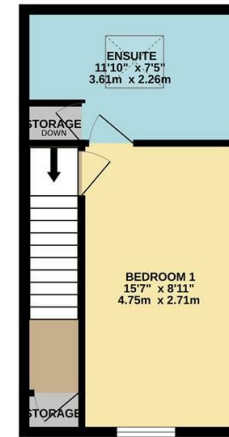
GROUND FLOOR  
390 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
 Made with Metropix 62025



### Energy Efficiency Rating

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



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