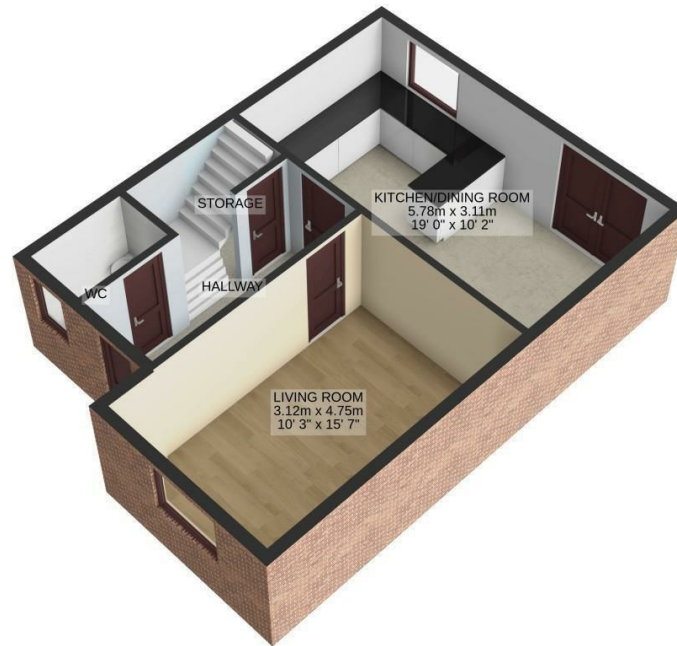
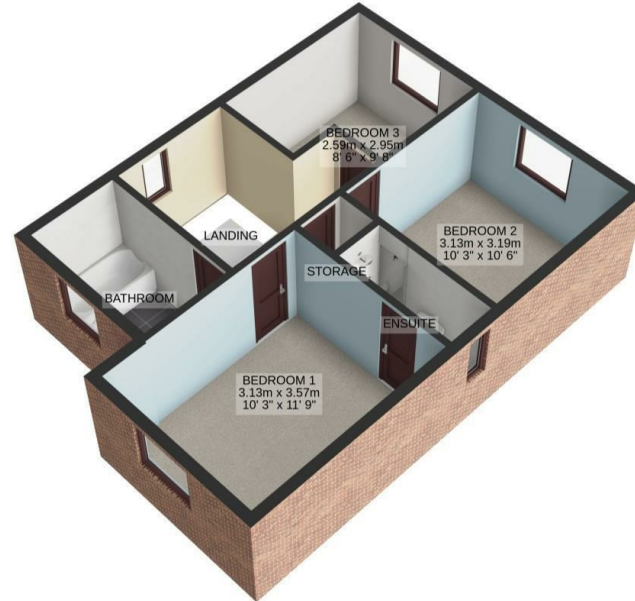


# Harrington Road, Rothwell NN14 6AP

GROUND FLOOR  
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR  
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA : 86.2 sq.m. (928 sq.ft.) approx.



## Harrington Road, Rothwell NN14 6AP

- Three good sized bedrooms
- NO CHAIN
- Situated on a private drive with only 2 other properties
- Ensuite
- Private enclosed rear garden
- Parking and detached single garage
- Viewing recommended

PRICE  
£310,000

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.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Offered with NO CHAIN is this impressive three bedroom detached family home, situated on a private drive with only two other properties at the entrance to this very popular estate on the outskirts of the town. The house offers parking for three cars and a detached single garage, with other benefits to include an ensuite to the main bedroom and a pleasant enclosed rear garden offering a good degree of privacy. The overall accommodation comprises entrance hall, guest WC, Lounge and Kitchen/Dining Room. The first floor offers three good sized bedrooms with the master boasting the ensuite shower room and a well appointed family bathroom. Outside entered from the private access is the driveway providing off road parking for three plus the detached single garage, an open plan front garden and larger enclosed rear garden. Viewing is strongly recommended.

### ENTRANCE HALL

Via opaque double glazed timber/panelled door, stair case rising to first floor landing and storage cupboard under, single panelled radiator and doors to Lounge/Sitting Room, Cloakroom/Wc and Kitchen/Dining Room

### CLOAKROOM/WC

Comprising close coupled Wc, corner wash hand basin wand tiled surrounds, single panelled radiator and opaque Upvc double glazed window to front

### LOUNGE/SITTING ROOM

15'8" x 10'2" max (4.78m x 3.11m max )  
Having Upvc double glazed window to front and double panelled radiator under, further double panelled radiator and feature fire place

### KITCHEN/DINING ROOM

18'10" x 9'4" (5.76m x 2.87m )  
The kitchen offers a comprehensive range of high and base level cupboard units with drawer space and work tops, one and half bowl single drainer sink unit with mixer tap, built in oven with four ring gas hob and stainless steel hood, integrated dishwasher, further appliance space to including plumbing for automatic washing machine and space for fridge/freezer, Upvc double glazed window to rear and walk through to Dining Area having further single panelled radiator, double glazed patio doors offering outlook and access to rear garden

### LANDING

Having Upvc double glazed window to side, double power point, loft hatch and panelled doors to Three Bedrooms, Bathroom and linen cupboard

### BEDROOM ONE

10'2" x 11'8" (3.12m x 3.57m )  
With Upvc double glazed window to front having single panelled radiator under and panelled door to En - Suite

### EN-SUITE

comprising close coupled Wc, pedestal wash hand basin and shower cubicle all having tiled surrounds, opaque Upvc double glazed window to side and single panelled radiator

### BEDROOM TWO

10'3" x 10'5" (3.14m x 3.19m )  
Upvc double glazed window to rear and single panelled radiator

### BEDROOM THREE

8'5" x 9'6" max (2.57m x 2.92m max )  
L - Shaped room currently used as Study Office room with Upvc double glazed window to rear and single panelled radiator

### BATHROOM

Comprising close coupled Wc, pedestal wash hand basin with panelled bath having mixer tap and shower and screen over with feature wall, and further tiled surrounds and heated towel rail/radiator, Upvc double glazed window to front

### OUTSIDE FRONT

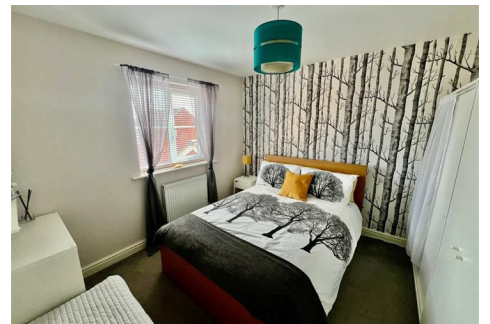
The front offers shared driveway leading to the property and leading to Parking and Garage, flag stone path to entrance door, lawn garden with shrub and flower borders

### PARKING & GARAGE

Having tandem parking for three vehicles, leading to Garage with up and over door, power and lighting connected and side gate to rear garden

### OUTSIDE REAR

The rear garden offers immediate paved patio stepping onto lawn garden with pathway to rear and further patio area and raised borders, outside tap, the rear garden is enclosed by timer panelled fencing and brick retaining walls



call to view 01536 418100

