



16 Stork Lane  
Rothwell, NN14 6GE



**Simpson & Partners**



**NO CHAIN** - Located on the desirable Woodland Valley, this stunning three bedroom detached property offers off road parking, a garage, and superb views over Rothwell Gullet which is a nature reserve. Built by Persimmon Homes in 2022 to the Sherwood Design, the home benefits from UPVC double glazing and gas radiator heating throughout.

The immaculate accommodation comprises an entrance hall, a luxury fitted downstairs WC, and a luxury fitted kitchen dining room featuring a built in 'Electrolux' double oven, ceramic hob with LED lit extractor chimney hood, and French doors opening onto the South Easterly rear garden. There is also a useful utility room and a welcoming lounge overlooking Rothwell Gullet.

To the first floor, you will find three bedrooms and a luxury fitted bathroom suite with shower over. Bedroom one boasts fitted wardrobes, a luxury fitted ensuite shower room, and superb views over the green area.

Externally, the property enjoys a front garden, off road parking, and a garage. The South Easterly facing rear garden is laid to lawn and includes a convenient outside tap, creating a perfect space to relax and enjoy the surroundings.

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**Price £359,995**



Superb Family Home With Views To The Front Overlooking Rothwell Gullet.

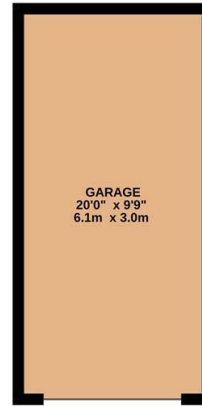
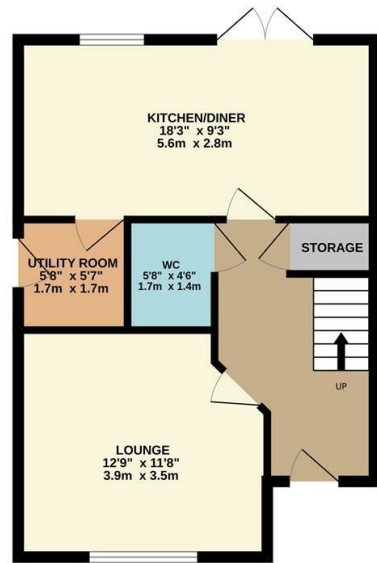




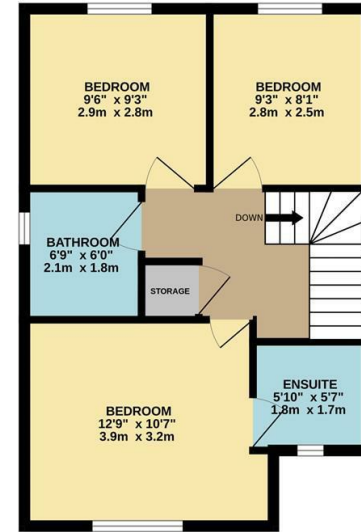
Stunning Views To The Front & South Easterly Facing Rear Garden.



GROUND FLOOR



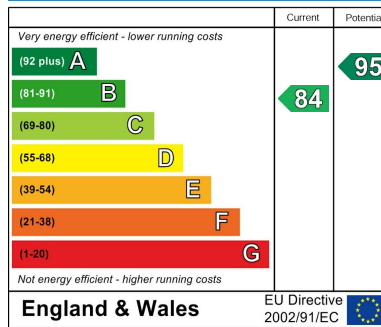
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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Energy Efficiency Rating



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