



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.



## Scott Avenue, Rothwell NN14 6DH

- Two bedrooms\*\*
- Outstanding views
- Double parking PLUS enclosed carport area
- CHAIN FREE

PRICE  
**£219,950**  
CHAIN FREE

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\*\* Extended two bedroom\*\* semi-detached bungalow with parking, enclosed Carport and superb farmland views the rear. Ample parking included enclose private Carport area, gas central heated and upvc double glazed. Entrance Hall, Lounge/sitting room opening into large conservatory. Kitchen, modern shower room and \*\*two bedrooms comprising one small double and one single with a walk in wardrobe to bedroom one.

#### ENTRANCE

Secured enclosed side entrance hall with access via timber gates via covered carport and in turn entrance door

#### ENTRANCE HALL

Via opaque double glazed panelled door, laminated wood block style floor and doorway through to open plan Lounge/Sitting Room and panelled doors to refitted Shower Room and Two Bedrooms, power point and single panelled radiator

#### LOUNGE/SITTING ROOM

21'0" into conservatory/family room x 9'4" (6.42m into conservatory/family room x 2.87m )

Having fire surround, laminated wood block style floor, radiator and walk through to open plan Conservatory/Family Room

#### CONSERVATORY/FAMILY ROOM

16'0" x 9'3" (4.88m x 2.84m )

Prodominately of brick and Upvc double glazed construction offering outlook and access to rear garden with countryside views beyond, side door to rear garden, two double panelled radiators, and walk through to Kitchen

#### KITCHEN

10'7" x 6'6" max (3.25m x 2m max )

Offering a range of high and base level cupboard units with drawer space and work tops, under pelmet lighting, built in oven, four ring gas hob, sink unit, ceiling spot lights and loft hatch, wall mounted boiler double glazed window to side

#### OUTBUILDING/SEPARATE UTILITY

Access from kitchen via the conservatory, also Upvc construction with brick base, a range of high and base level cupboard units and sink, also could be potential for study/home office

#### BEDROOM ONE

9'10" x 8'9" (3m x 2.69m )

Small double - having double glazed window to front, single panelled radiator, laminated wood block style flooring and panelled double doors to dressing room/wardrobe having extensive range of clothes hanging and shelving space

#### BEDROOM TWO

9'10" x 8'7" (3m x 2.63m )

Single bedroom with double glazed window to front and radiator, laminated wood block style flooring

#### SHOWER ROOM

Refitted three piece suite comprising close coupled Wc, inset vanity wash hand basin with cupboards under, walk in shower cubicle, full tiling to walls, heated towel rail/radiator and opaque double glazed window to side

#### OUTSIDE FRONT

The property offers side by side off road parking as well as access to covered enclose carport via timber gates

#### OUTSIDE REAR

The rear garden is an additional feature to the property enjoying superb views over farmland/countryside, mainly grassed having two decking seating areas, outside tap and lighting



call to view 01536 418100

