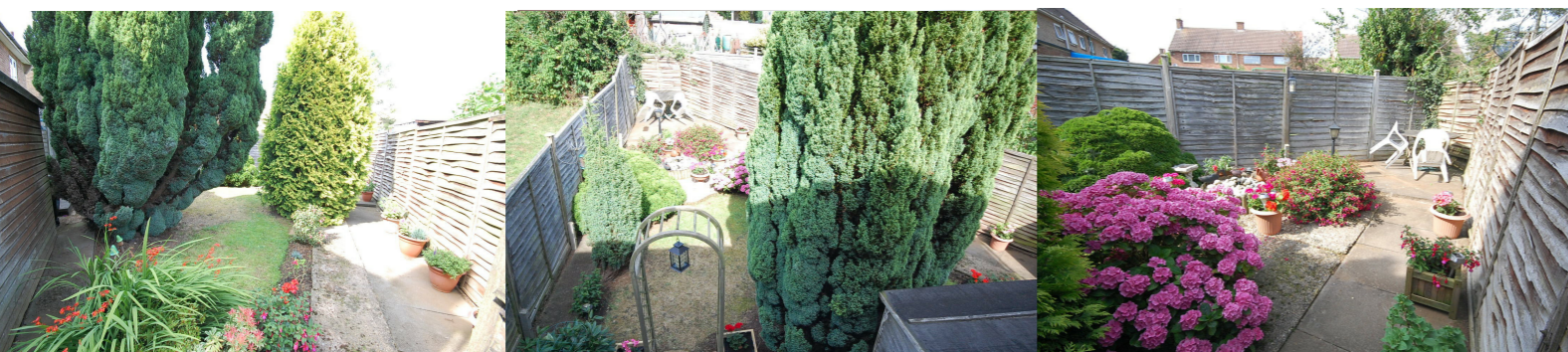
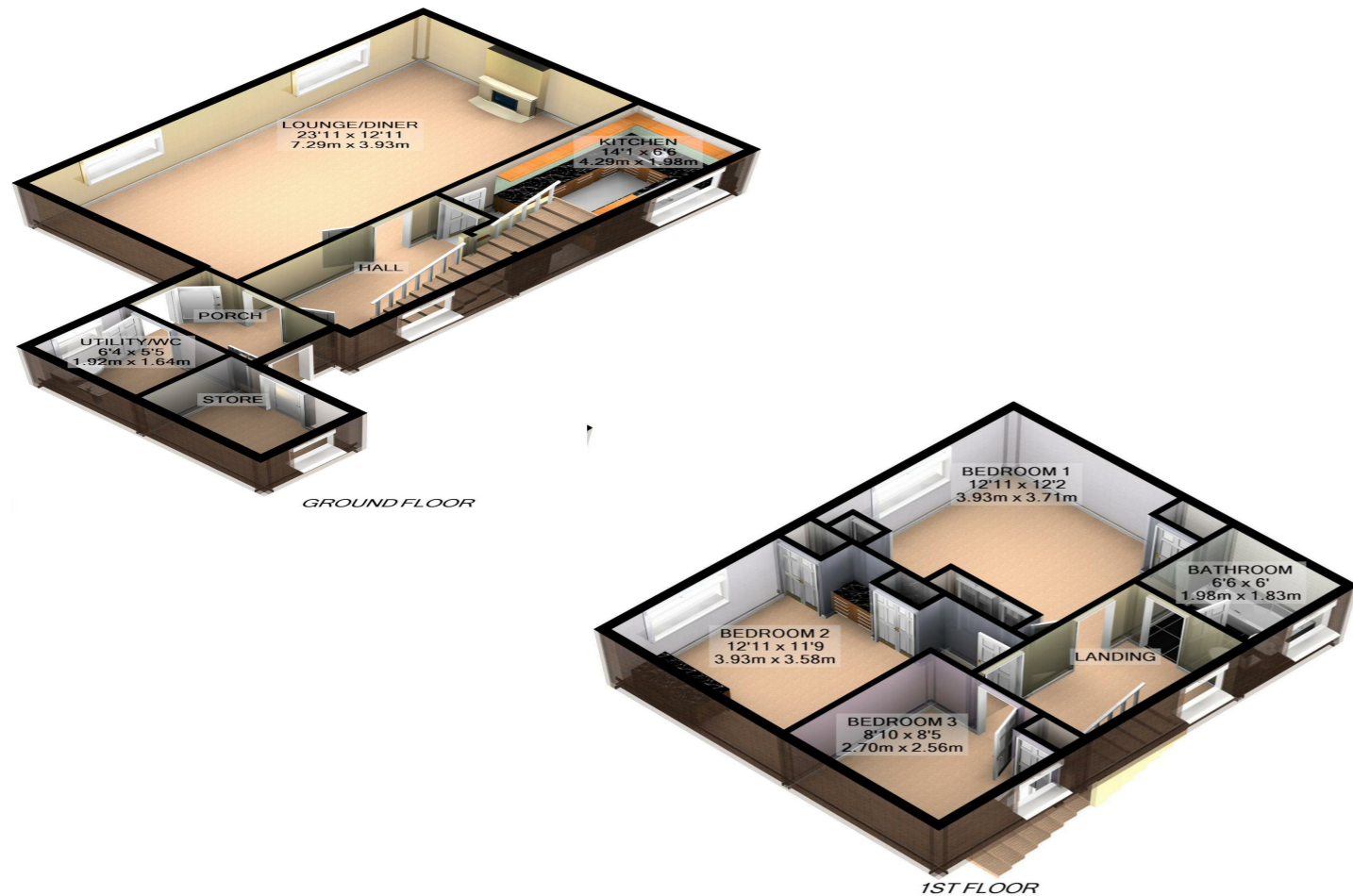


Manor Road, Rothwell, Northants, NN14 6JE

Three Bedrooms



Manor Road, Rothwell

PRICE: £150,000

- Three Bedrooms
- Block Paved Parking
- Enclosed Rear Garden
- Double Glazed
- Gas Central Heated
- Re-Fitted Bathroom
- 96.1 sq m/1035 sq ft Approx

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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 endeavour 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.

Entrance Hall

Via opaque glazed and timber door, tiled floor, double power point, further timber door to Main Reception Hall and opaque glazed door to rear garden, door to Cloakroom/Wc - Utility

Cloakroom/Wc - Utility 5'3 (1.60m) x 6'3 (1.91m)

With matching tiled floor, wash hand basin and Wc, full tiling to walls, opaque window to front incorporating fan, plumbing for automatic washing machine/dishwasher

Main Reception Hall

Having staircase raising to first floor landing, power point, meter cupboard, double panelled radiator, ceiling coving, opaque double glazed window to rear and doors to Lounge/Dining Room and Kitchen

Kitchen 12'2 (3.72m) min plus storage recess x 6'4 (1.94m)

Offering a comprehensive range of high and base level cupboard units with drawer space and matching work tops having complimentary tiled surrounds, single bowl single drainer sink unit with mixer tap, built in double oven and inset four ring gas hob with extractor over, work top leading to breakfast bar area and serving hatch to Dining Area, appliance space with plumbing for automatic washing machine/dishwasher, double glazed window to rear

Lounge/Dining Room 23'9 (7.25m) x 12'10 (3.92m)

With the lounge area having recess exposed brick living flame style gas fire with raised hearth (should a would be a buyer require a multi fuel burner this could be reinstated as an option as this was formally insitu) double glazed window to front and single panelled radiator under, dado rails, ceiling coving and inset ceiling spot lights leading through from open plan dining area having further double glazed window to front and single panelled radiator

Landing

Having double glazed window to front, access to loft space, doors to Three Bedrooms and Bathroom

Bedroom One 13'1 (3.99m) x 12'0 (3.66m)

Good size double bedroom, having double glazed window to front, single panelled radiator, ceiling coving, fitted bedroom furniture including fitted cupboard, double and single wardrobes, dressing table incorporating four drawer unit and over head cupboards

Bedroom Two 10'11 (3.32m) plus door recess x 11'6 (3.50m)

Having double glazed window to front and single panelled radiator under, comprehensive range of bedroom furniture

Bedroom Three/Study 8'2 (2.5m) x 8'6 (2.6m) max

Single bedroom with measurement incorporating over stairs bulk head with double cupboard over, double glazed window to rear and single panelled radiator

Bathroom

Refitted suite comprising Wc, pedestal wash hand basin with cupboards under and whirl pool bath having shower and screen above, full tiling to walls, double panelled radiator and opaque double glazed window to rear

Outside Front

The property enjoys a well maintained garden with the front having lawn area boarded by low brick wall and patio, block paved pathway to entrance door and off road parking, outside light and outside tap, as well as external power point ideal for camper van or mobile home

Agent Note

There is an added benefit of removal of the brick wall and trees located on the right hand side of the property for additional off road parking

Outside Rear

The rear garden enjoys an easterly aspect with shaped lawns edged with shrub and flower borders, pathway leading to patio, the rear garden is enclosed with timber panelled fencing and also includes two timber sheds, outside tap and fitted door to extremely useful brick construction store/workshop with Upvc double glazed window to rear

Directional Note

Take a right out of the Rothwell office, take the second right into Fox Street continuing into Harrington Road, take the last right into Moorfield Road and second right into Trinity Road, first left into Manor Road where the property can be located on the right hand side

Manor Road, Rothwell

www.simonkarl.co.uk

Good Size Property



 **Simon Karl**
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