



## Grange Cottages, Rothwell Road NN16 8XF

- Three Double Bedrooms
- Country Side Views To Rear
- Double Garage
- Extended Property (c.2,000 sq.ft)/1.90sm)

PRICE  
**£285,000**  
FREEHOLD

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 \*\*** Superbly extended (c.2,000 sq.ft)/1.90sm) and backing onto open fields is this impressive **THREE DOUBLE BEDROOM** semi-detached Family home with ample parking double garage and good size prove rear garden with further workshop/store. Gas central heated and double/glazed; Entrance Hall, Sitting room/Snug, extended dining room through Kitchen and Lounge/sitting room. Landing to three double bedrooms including Master bedroom of Studio lick design and walk in wardrobe. Family bathroom with shower over. Ample grave parking to front **PLUS** access to large double garage and rear garden. Must be seen with - Access immediately to A14 (Eastbound)

### ENTRANCE HALL

via opaque double glazed panelled door with double glazed window to side, stair case raising to first floor landing, panelled door and laminated wood block style flooring through to Sitting Room/Snug

### SITTING ROOM/SNUG

11'7" x 11'11" (3.54m x 3.65m)

Having triple glazed window to front, stone feature fire surround with hearth and display mantle, panelled door to good size under stairs storage cupboard and further door to extended Kitchen/Dining Room

### KITCHEN/DINING ROOM

13'10" x 10'11" extending to 21'7" (4.22m x 3.33m extending to 6.6m)

L-Shaped room offering a comprehensive range of high and base level cupboard units with drawer space and work tops having matching surrounds, one and half bowl inset stainless steel sink unit, appliance space to including plumbing for automatic washing machine, dishwasher and area for tall fridge/freezer, gas point for double oven, wine wrack and under pelment lighting, double panelled radiator, fitted double cupboard, and wood block style flooring through to ground floor extension providing Lounge/Family Room

### LOUNGE/FAMILY ROOM

9'7" (2.93m)

Good size room having two Upvc double glazed French style double doors offering outlook and access to rear garden, sky lights, ceiling spot lights, two double radiator and internal door to Double Garage

### LANDING

Having loft hatch, panelled doors to Three Double Bedrooms and Bathroom

### MASTER BEDROOM/STUDIO

22'9" x 18'8" max (6.94m x 5.71m max)

Measurement including walk in wardrobe/dressing room, Upvc double glazed windows to both and rear having views over farmland/countryside, two double radiators, laminated wood block style flooring, The walk in wardrobe offers an extensive range of clothes hanging and shelving space and houses central heating boiler

### DOUBLE BEDROOM THREE

10'9" min x 8'10" (3.3m min x 2.71m)

Having triple glazed window to front with double panelled radiator under and built in wardrobe

### DOUBLE BEDROOM TWO

10'11" x 10'9" (3.35m x 3.28m)

Having double glazed window to rear having views over farmland and countryside beyond, double panelled radiator

### BATHROOM

9'10" x 7'3" (3m x 2.21m)

Comprising refitted close coupled Wc, pedestal wash hand basin and corner panelled bath having shower over, tiling to walls and floor, opaque Upvc double glazed window to side and double panelled radiator

### DOUBLE GARAGE

22'11" x 19'0" wide (7m x 5.8m wide)

Having fitted work bench, storage, power and lighting connected, roller double door and internal door to/from Lounge/Family Room

### OUTSIDE FRONT

To the front there is extensive gravel parking and additional to access to Double Garage

### OUTSIDE REAR

the rear garden is an additional feature to this property being landscaped by way of block paved patios, stepping onto a larger grass area all boarded by shrub and flower boarders as well as panelled fencing, open farmland/countryside beyond and brick built garage/store, outside tap and light

### GARAGE/STORE

16' x 10' (4.88m x 3.05m)

Brick construction and timber double doors to front



call to view 01536 418100

