



## Carlton Lane

Rothwell, Leeds, LS26 0DJ  
£750,000



# SIGNATURE

BY

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\*\*\*EQUITE PERIOD HOME. STUNNING THROUGHOUT. RARE OPPORTUNITY. FIVE BEDROOMS. THREE BATHROOMS.\*\*\*

A rare opportunity has arisen to acquire an immaculate detached period house offering over 2600 sq ft of living space. This distinguished residence seamlessly combines classic charm and contemporary comfort, offering an exceptional lifestyle in a highly sought-after location with convenient access to public transport links, reputable nearby schools, and a host of local amenities within a five minute walk.

The property boasts an elegant facade and high ceilings throughout, complemented by beautiful period features. The interior comprises two open plan generously proportioned reception rooms, providing superb versatility for both formal entertaining and relaxed family living. A character fireplace adds a focal point and warmth to the entertaining area. The open-plan design continues with the stylish kitchen, creating an impressive space filled with natural light with a family area and dining. Add in a utility/study room and WC and you have everything you need on one level with a ground floor bedroom having a walk-in wardrobe and en-suite.

With four first floor bedrooms, master with en-suite and house bathroom, this home is perfectly suited for larger families or those who enjoy hosting guests. Every room has been carefully maintained, reflecting the property's immaculate condition throughout.

Further enhancing comfort and efficiency, the house is gas centrally heated and features high-quality PVCu double glazing.

Externally, the property is complemented by plenty of parking, a single garage, and a beautiful south-facing garden, ideal for outdoor entertaining or quiet relaxation.

This rare gem offers the opportunity to reside in a period home of exceptional quality, perfectly positioned for both convenience and prestige. Early viewing is highly recommended to appreciate the full extent of this remarkable property.

- STUNNING PERIOD HOME
- ELEGANT FACADE WITH HIGH CEILINGS
- VERSATILE FAMILY HOME
- THREE BATHROOMS
- AMPLE PARKING & LARGE ENCLOSED GARDEN
- OPEN PLAN KITCHEN WITH AGA
- SOUTH FACING GARDEN
- STUDY/UTILITY ROOM
- Council Tax Band F



## Entrance Hall

PVCu double glazed entrance door, period style radiator, coving to high ceiling, door to WC and large feature door to hall.

## WC

Push flush WC, pedestal wash hand basin, radiator and PVCu double glazed frosted window.

## Hallway

Feature high ceiling with archway, coving to high ceiling with ceiling rose, two period style radiators, staircase to first floor and doors to rooms with cellar access.

## Utility/Office

15'1" x 8'3" (4.60m x 2.51m)

Worksurfaces with sink and drainer, boiler, PVCu double glazed window, internal feature leaded stained glass internal window, plumbing for washing machine with space for fridge freezer and study area.

## Lounge/Dining Room

15'3" x 30'6" (4.66m x 9.30m)

Bay PVCu window to side and front with additional PVCu double glazed window. Focal fireplace with recessed cast iron gas fire, three period style radiators and feature high ceiling with ceiling rose to both dining and living area.

## Bedroom

12'0" x 13'5" (3.66m x 4.08m)

PVCu double glazed window to rear aspect, two radiators and recessed area with opening to walk in wardrobe. Door to en-suite.

## En-suite Shower Room

Arched shower cubicle, pedestal wash hand basin, push flush WC, central heated towel warmer and extractor fan.

## Kitchen

13'11" x 13'0" (4.24m x 3.96m)

Having a range of base units with island, recessed aga, granite tops, tiled floor, open recess to dining area and family area.

## Dining Area

16'2" x 9'8" (4.94m x 2.95m)

Matching base units, recessed one and half sink, space for fridge, granite worktop and opening to family room.

## Family Room

12'0" x 15'4" (3.67m x 4.67m)

Flooded with light from the skylight, window and french doors to the rear, further base units with granite top, and tiled flooring.

## First Floor

## Landing

Feature window to rear aspect, period style radiator and high ceiling with coving and feature archway. Doors to rooms.

## Bedroom 1

13'6" x 15'4" (4.11m x 4.67m)

PVCu double glazed double window to front aspect, side window and high ceiling with coving and ceiling rose. Door to en-suite.

## En-suite Shower Room

Walk-in shower enclosure, vanity housed wash hand basin, push flush WC, high ceiling with downlighters, central heated towel warmer and side window.

## Bedroom 2

15'5" x 11'11" (4.70m x 3.63m)

Two double built in wardrobes with PVCu double glazed double window to the front aspect, radiator and feature high ceiling with coving.

## Bedroom 3

14'1" x 12'11" (4.29m x 3.94m)

PVCu double glazed double window to side aspect, rear window and high ceiling with coving and ceiling rose.

## Bedroom 5

6'6" x 8'1" (1.98m x 2.46m)

PVCu double glazed window to side aspect, radiator, boiler and loft hatch.

## Bathroom

Comprising a deep freestanding bath, walk-in shower enclosure with tiled floor in a wet room design. Unit housed push flush WC and vanity housed wash hand basin. PVCu double glazed window, two period style radiator with chrome towel rail, high ceiling with coving and ceiling rose.

## Exterior

Set on a corner with double wrought iron gated access to a block paved enclosed front with parking for three/four cars. The rear is tastefully landscaped, south facing and enclosed with lawn, decking and pergolas for seating and entertaining along with a detached brick garage.









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