Kings Chase | Rothwell | LS26 0HL

£400,000

Three bedroom detached | EPC E| Council Tax E

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NO CHAINPRIME LOCATION***THREE DOUBLE BEDROOMS***RE-FITTED KITCHEN, BATHROOM & SHOWER ROOM***LARGE PLOT***

Presenting for sale, this three-bedroom detached house in a highly sought-after location. The property is in need of some modernisation, mainly decorative, offering potential buyers the opportunity to tailor it to their own personal taste and requirements. It boasts a prime location with convenient public transport links, proximity to local amenities, excellent schools, and lush green spaces.

The property includes a reception room, featuring large windows and an open-plan layout, offering a bright and airy atmosphere. The galleried landing adds a touch of elegance and sophistication to the space. The kitchen is spacious and benefits from an abundance of natural light. It has recently been refitted, providing a solid foundation for further improvements.

The property boasts three double bedrooms. The master bedroom is a generous size and includes built-in wardrobes. The second bedroom also includes built-in wardrobes, offering ample storage space. The bathroom features a three-piece suite, offering a functional and practical space that can be modernised to suit your style. The third bedroom on the ground floor benefits from built-in wardrobes, and separate re-fitted shower room providing a private and comfortable space for guests or family members.

Extra features include a single garage, an attached car port, and a large lot. The property benefits from ample parking and a sizable garden, ideal for families who enjoy outdoor living.

This property offers a unique opportunity to acquire a home in a prime location, with the potential to create a space that truly reflects your lifestyle and taste. It is ideally suited for families, delivering a comfortable and convenient living experience.

Ground Floor

Porch
Entrance porch leads into the lounge

Lounge/Dining Room 4.19m x 7.32m (13'9" x 24'0")
Open plan, large double glazed window, central heating radiator, T.V point, open tread stairs to the first floor, doors to:

Kitchen 3.46m x 2.18m (11'4" x 7'2")
Re-fitted kitchen with ample wall and base units, built in oven, hob and extractor over, sink and drainer unit, tiled walls, plumbed for washing machine, integrated fridge freezer, double glazed window and entrance door to the rear garden.

Inner Hallway
Door to:

Bedroom 3.46m x 3.82m (11'4" x 12'6")
Double ground floor bedroom with fitted wardrobes, double glazed window and central heating radiator.

Shower Room
Re-fitted walk in double shower unit, vanity wash hand basin and low flush W.C, double glazed window and ladder rail.

First Floor

Galleried Landing 4.19m x 1.11m (13'9" x 3'8")
Open plan, over looking the lounge area

Bedroom 1 2.98m x 3.30m (9'9" x 10'10")
Double bedroom with built in sliding door wardrobes, central heating radiator, central heating radiator.

Bedroom 2 3.46m x 2.18m (11'4" x 7'2")
Double bedroom with built in sliding door wardrobes, central heating radiator, central heating radiator.

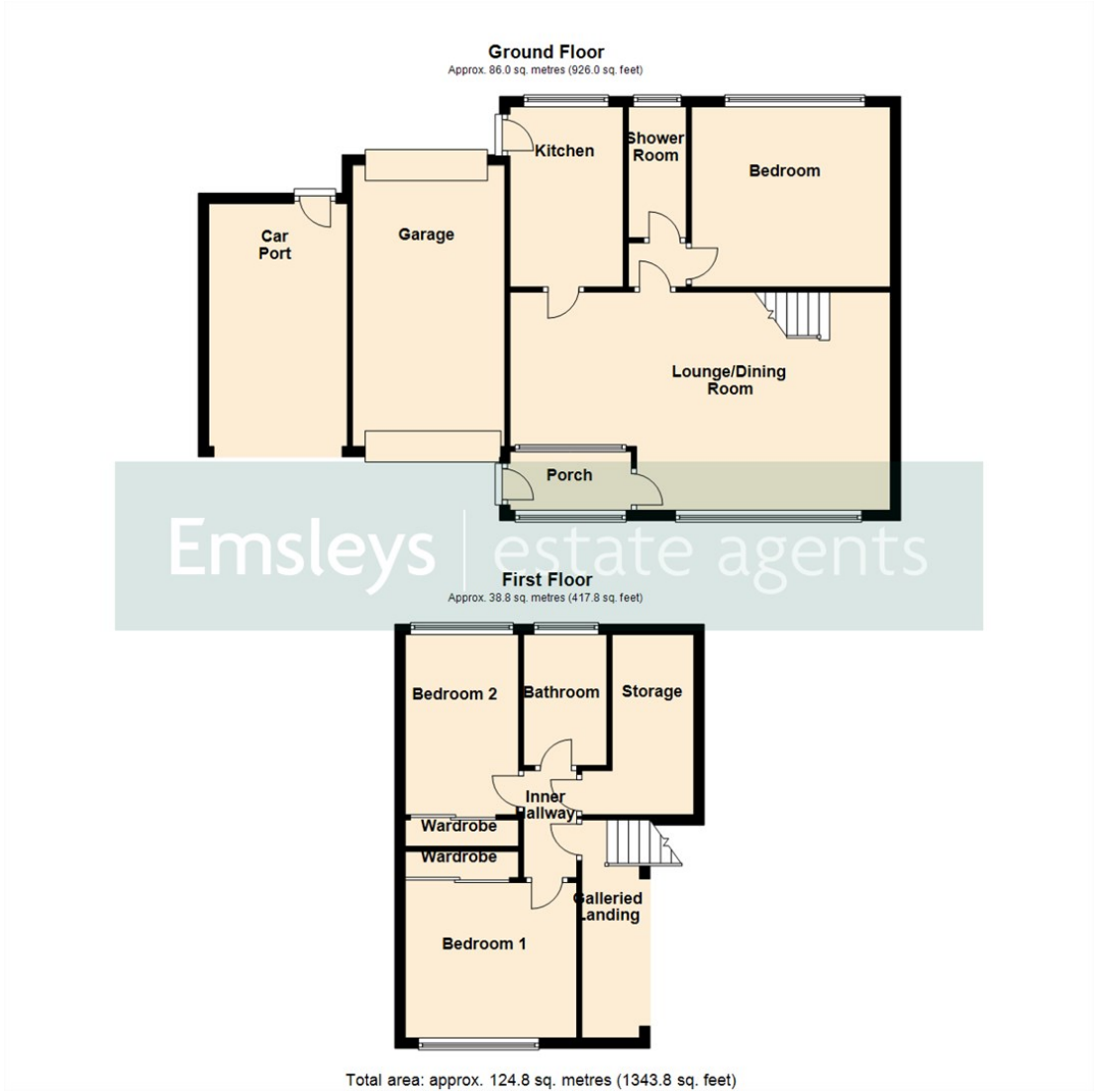
Bathroom 2.52m x 1.60m (8'3" x 5'3")
Re-fitted white suite with bath and shower over glass screen, vanity wash hand basin and low flush W.C tiled walls, double glazed window and ladder rail..

Storage
A good size storage space with boiler and more eves space

Garage 5.41m x 2.93m (17'9" x 9'7")
To the front is a roller shutter door and to the rear is an up and over door with power and light.

Car Port 4.67m x 2.67m (15'4" x 8'9")
Open plan,

External
To the front is a good size open garden mainly laid to lawn. To the rear is an established garden. There is an additional laid patio are to the side of the car port



Total area: approx. 124.8 sq. metres (1343.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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