

11 Nelson Drive
Rothwell
NN14 6DZ

£325,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A sizeable former show home offered to market in excellent order throughout with the benefit from a cul de sac position with impressive frontage, providing plenty of off road parking and a single garage.

The accommodation of this property is generous with the ground floor layout comprising of an entrance hall, lounge/diner, refitted kitchen which is an excellent size, shower room with WC and conservatory which creates a bright and airy space to the rear which is completely secluded with a private view over the garden.

To the first floor there are three spacious bedrooms with fitted wardrobes in the main, and a four piece family bathroom with shower over the bath

completes this floor.

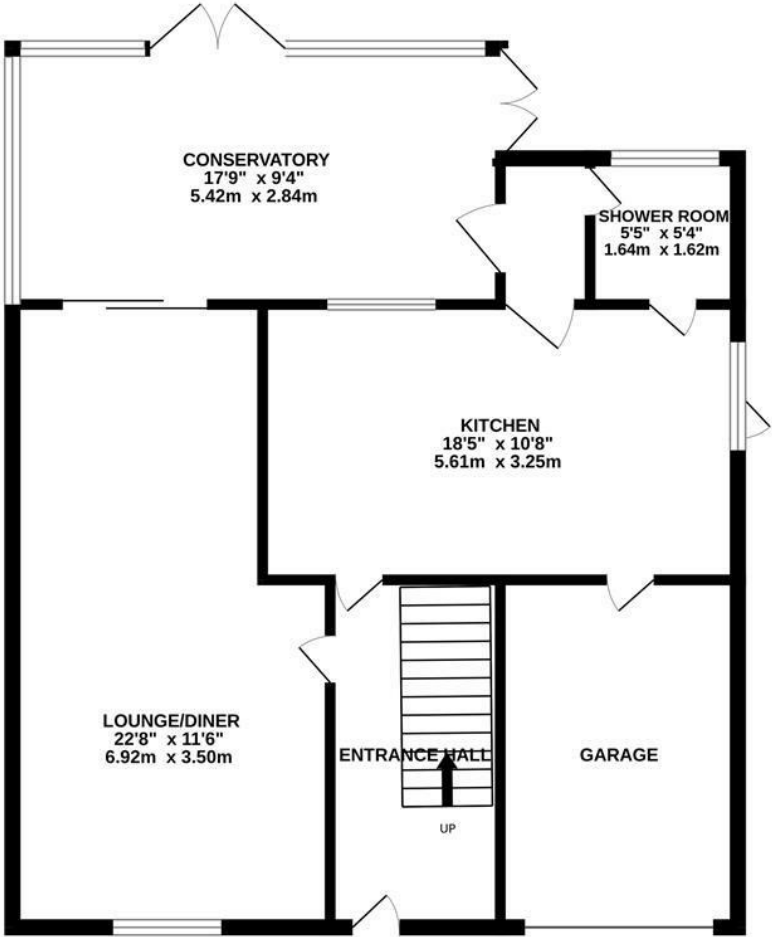
The outside space is impressive to the front with a block paved driveway providing off road parking for numerous vehicles and single garage. To the rear the garden is a low maintenance space, enjoys a very high degree of privacy as mentioned with shrubs, hedging and gravelled areas with patio for relaxing.

Call sole selling agents Oscar James Kettering to make arrangements to view this lovely home.

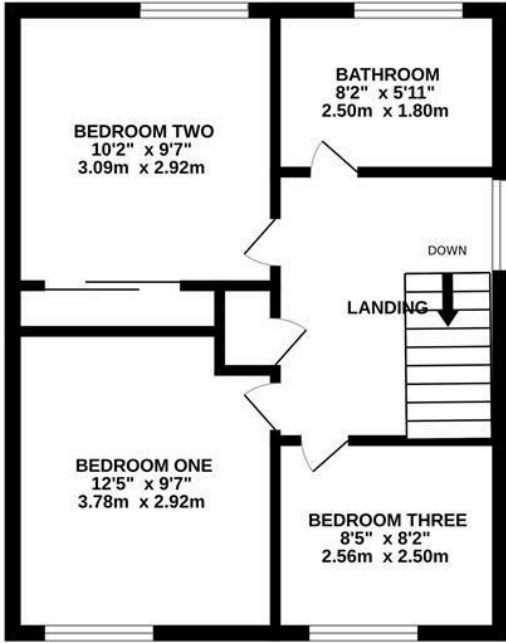
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Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge/diner and conservatory



Refitted kitchen



Three bedrooms



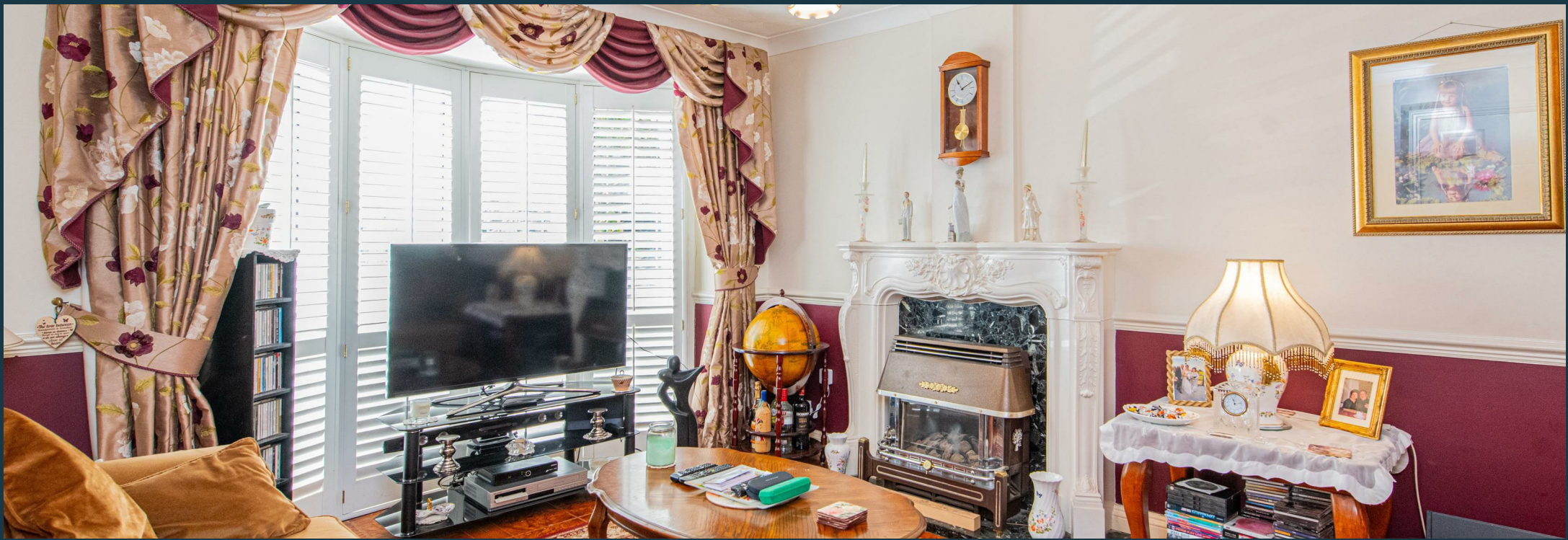
Ground floor shower room and family bathroom



Secluded garden



Single garage and ample off road parking





SELLER'S SECRET

As our family home since the estate was built this is a big decision for us to sell, we very much hope the new owners make new memories here and are very happy.



Why we like it....

As a three bedroom property this property is very generous in size, especially the ground floor space which works extremely well. A must view home, no question!

To buy or not to buy....

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