

40 Crispin Street
Rothwell
NN14 6DA

£200,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

If you are looking for an outstanding garden and a large three bedroom home in a lovely, bustling and established market town this could be the one!

We are very happy to offer this beautifully presented home to the market for the owners of over 25 years. The space on offer both downstairs and up is considerable and we would urge prospective purchasers to call to view in order to see it in person.

The accommodation on the ground floor comprises of an entrance hall with stairs rising to the first floor, a generous lounge/diner will provide ideal space for relaxing and entertaining, the kitchen is a great size and also has space for a breakfast table and access to the cloakroom (Saniflow system) and finally a bright and light sun room to the rear enjoys stunning views over the

garden.

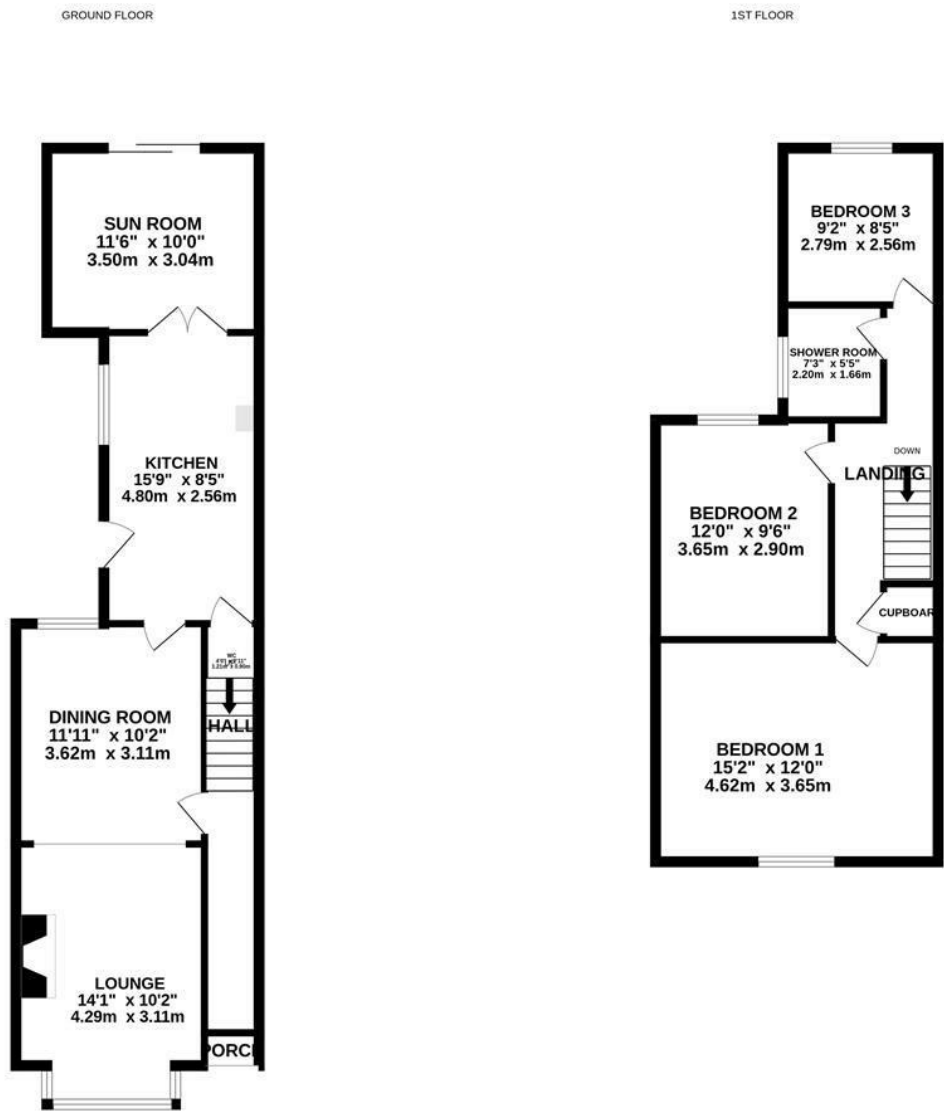
To the first floor there are three bedrooms, two large double bedrooms and a sizeable single to the rear, a refitted shower room completes this floor.

The outside space this property offers has to be mentioned, to the front a courtyard garden encloses the front access and the rear garden is spectacular, beautifully maintained and manicured with numerous Acer trees and similar providing an array of colours and shapes throughout the space creating a wonderful area to enjoy, a standout space that really makes this home.

Call the delighted sole agents Oscar James Kettering to make arrangements to view.

...expect excellence

Floor Plan



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.



AT A GLANCE...



Lounge/diner, kitchen/breakfast room and sun room



Modern fitted kitchen



Three bedrooms



Cloakroom and refitted shower room



Incredible garden



On street parking





SELLER'S SECRET

We have been so very happy here for over 25 years now and it will certainly be a big move for us but the time is right and we feel it is the right decision to downsize and allow someone else to enjoy Crispin Street.



Why we like it....

From the moment you step into this lovely home you can sense the warm and cosy feeling it exudes, not only is it an excellent size the garden is incredible, it is an absolute must view, no question!

OSCAR JAMES

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To buy or not to buy....
