

# ARGYLE

ESTATE AGENTS



**Violet House Hill Rise, Rothwell LN7 6AZ**  
**£380,000**

## Key Features:

- Four Bedroom Detached Property
- Rural Setting Yet Convenient Location
- Spacious & Well Proportioned Accommodation
- Dining Kitchen & Sitting Room At The Rear
- Front Lounge, Formal Dining Room
- Utility Room, Cloakroom/WC
- En-Suite Shower Room, Plus Family Bathroom
- Gas Central Heating
- Timber Framed Sash Style Double Glazing
- Driveway, Double Garage, Stunning Garden

A RURAL LIFESTYLE OPPORTUNITY!.. Found in the picturesque village of Rothwell, an idyllic location with scenic walks, a popular village pub, and close to the A46 providing easy access to the neighbouring towns. For families the area is convenient for schools in nearby Caistor. The property behind its impressive Georgian style exterior offers superbly proportioned family living space, presented to a high standard throughout. The hub of the home has to be the impressive dining kitchen with adjoining sitting room forming an overall superb living area. Further accommodation includes a utility room, cloakroom/wc, lounge and formal dining room. To the first floor a spacious master bedroom with en-suite shower room, three further good sized double bedrooms, plus a family bathroom. Externally the property is approached via a gravel driveway leading to the double garage, and beautifully maintained rear garden.



#### ENTRANCE HALLWAY

Access via entrance door to the front of the property. A welcoming entrance hall boasting solid wood flooring which continues throughout most of the ground floor. Carpeted staircase having spindle balustrade and bespoke fitted under stairs storage cupboards by Haargensons. Central heating radiator.

#### LOUNGE

5.67 X 5.55 (18'7" X 18'3")

Featuring a classic style fireplace comprising a cast iron horseshoe grate with coal effect gas fire, tiled hearth and dark wood surround. Continued solid wood flooring, central heating radiator and two double glazed windows to the front elevation.

#### DINING ROOM

4.30 X 3.61 (14'1" X 11'10")

Providing formal dining space with continued solid wood floor, central heating radiator and two double glazed windows to the front elevation.

#### DINING KITCHEN

6.15 X 4.42 (20'2" X 14'6")

Equipped with a range of cream tongue and groove style units with contrasting work surfaces and tiled splashbacks. Incorporating a resin sink/drainers with chrome mixer tap, five ring gas hob with extractor over, built-in electric oven/grill, and an integrated dishwasher and freezer. Space for an American style fridge/freezer. A central island provides further storage and a breakfast bar, plus there is ample space for a dining table. Central heating radiator. Continued solid wood flooring. Ample natural light with double glazed windows to the rear and side elevation, and French doors opening onto the rear garden. An overall impressive living area with double doors to:-

#### SITTING ROOM

6.41 X 4.77 (21'0" X 15'8")

Adjacent to the kitchen, a lovely sitting room with further french doors opening onto the rear garden, plus a double glazed window to the rear elevation. Wood fire surround incorporating a gas fire, granite back and hearth. Central heating radiator, and carpeted floor.

#### UTILITY ROOM

2.10 X 1.88 (6'11" X 6'2")

Providing further wall and base units, and work surface with tiled splashback. Wall mounted gas central heating boiler. Central heating radiator, tiled floor, and door to the side of the property.

#### CLOAKROOM/W.C.

1.88 X 1.22 (6'2" X 4'0")

Fitted with a low flush wc, and vanity unit with wash basin and chrome mixer tap. Tongue and groove wall panelling to dado height, towel radiator, and continued solid wood flooring.

#### FIRST FLOOR LANDING

A galleried landing with continued spindle balustrade. Built-in storage/airing cupboard housing the pressurised hot water tank. Loft access. Central heating radiator, carpeted floor, and a double glazed window to the front elevation.

#### MASTER BEDROOM

5.71 X 4.75 (18'9" X 15'7")

A particularly large double bedroom featuring an excellent range of fitted storage furniture by Haargensons, including wardrobes, a dressing table and bedside chests. Central heating radiator, carpeted floor, and two double glazed windows to the rear elevation.

#### EN SUITE SHOWER ROOM

2.80 X 1.74 (9'2" X 5'9")

A stylish en-suite facility with fitted storage furniture incorporating a semi counter top wash basin with chrome mixer tap, and a low flush wc with concealed cistern. A large walk-in shower cubicle with thermostatic shower. Towel radiator, fully tiled walls, Amtico flooring, and an obscure double glazed window to the side elevation.

#### BEDROOM TWO

5.46 X 4.45 (17'11" X 14'7")

A second good sized double bedroom, with two double glazed windows to the rear elevation, central heating radiator, carpeted floor, and further loft access.

#### BEDROOM THREE

4.30 X 3.58 (14'1" X 11'9")

A further double bedroom, with two double glazed windows to the front elevation, central heating radiator, and carpeted floor.

#### BEDROOM FOUR

3.78 X 3.56 (12'5" X 11'8")

A further double bedroom with two double glazed windows to the front elevation, built-in storage cupboard, central heating radiator, and carpeted floor.

#### FAMILY BATHROOM

3.50 X 2.57 (11'6" X 8'5")

A well appointed family bathroom equipped with fitted storage furniture incorporating a wash basin with chrome mixer tap, and a low flush wc with concealed cistern. Quadrant shower cubicle with thermostatic shower, and a corner bath with chrome mixer tap. Chrome towel radiator, partly tiled walls, carpeted floor, and an obscure double glazed window to the side elevation.

#### OUTSIDE

The property is approached via gravelled driveway providing off road parking and leading to the detached double garage at the rear. Gated access to the exceptionally well maintained rear garden which is mainly paved having a gravel border, and a raised water feature. There is an elevated garden area featuring a variety of mature shrubs which can be accessed by steps for maintenance. At the very top is a secret terrace area ideal for sun bathing.

#### DOUBLE GARAGE

5.67 X 5.27 (18'7" X 17'3")

A double garage with up and over door, power and light.



#### VIEWINGS

By Appointment Only

#### TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor.  
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

#### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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