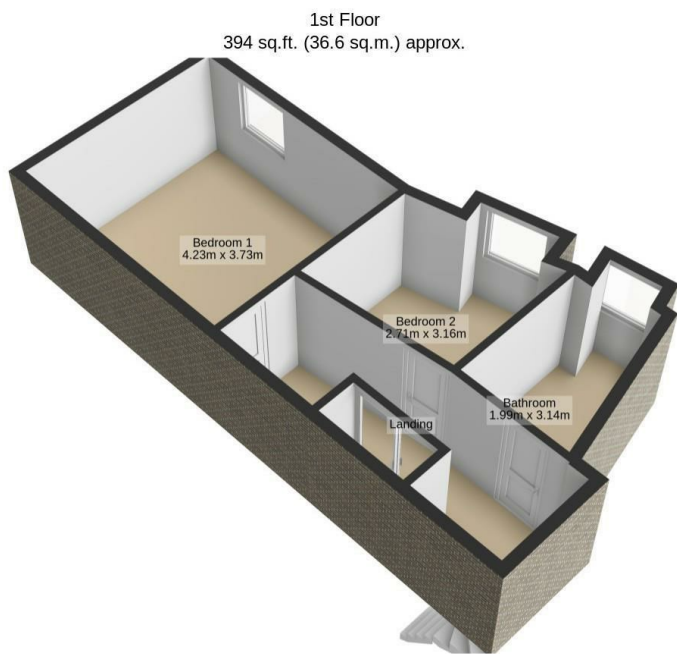
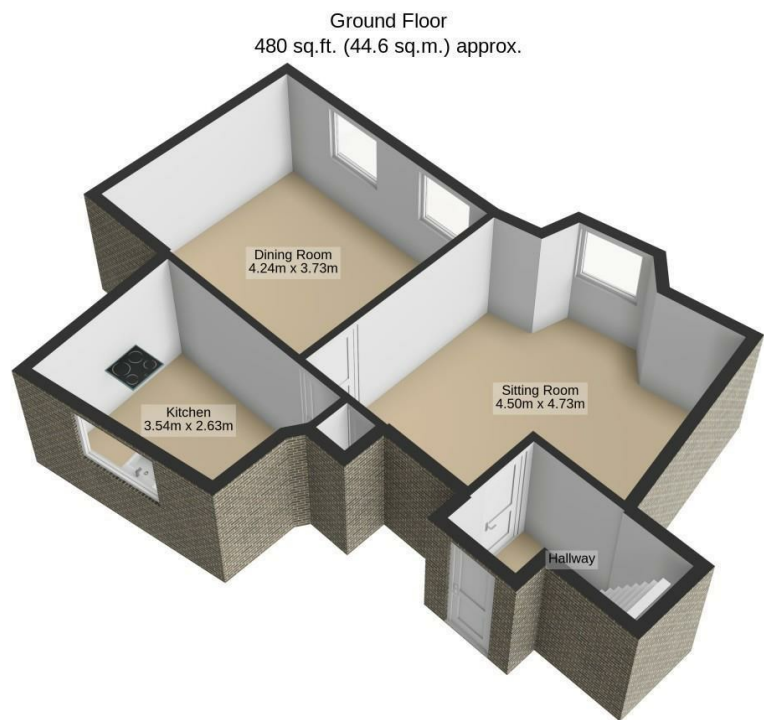


# The Maltings, Rothwell NN14 6JZ



Total Floor Area : 874 sq.ft. (81.2 sq.m.) approx.

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.



## The Maltings, Rothwell NN14 6JZ

- No chain
- Two double bedrooms
- Thatched Cottage
- Stone built
- Grade II listed
- Two separate reception rooms

PRICE  
£190,000

23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk



# The Maltings, Rothwell NN14 6JZ

PRICE £190,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** OFFERED WITH NO CHAIN is this attractive Grade II listed thatched stone cottage. The cottage is ideally located a short distance from the town centre, shops and other local amenities. The property comes to the market with NO CHAIN and is gas central heated and part sealed unit double glazed. Other benefits include two separate reception rooms and refitted bathroom. The overall accommodation comprises entrance hall, Lounge, separate Dining room and kitchen. The first floor offers two double bedrooms and bathroom. Outside is an enclosed, low maintenance rear garden. Viewing is advised.

## ENTRANCE HALL

Via timber panelled door, staircase raising to first floor landing, panelled doors to shared locked door with neighbouring property and Lounge/Sitting Room

## LOUNGE/SITTING ROOM

12'10 x 12'7 (3.91m x 3.84m )  
Having sealed unit double glazed wooden window to front with display mantle, wood panelled and beamed ceiling, double panelled radiator, further panelled doors to Kitchen, Separate Dining Room and shelved under stairs storage cupboard

## DINING ROOM

13'9 x 12'2 (4.19m x 3.71m )  
Having sealed unit double glazed wooden window to front with display mantle and window seat, ornate feature fireplace with tiled hearth, double panelled radiator, built in bookshelf

## KITCHEN

10'4 x 6' (3.15m x 1.83m )  
A range of refitted high and base level cupboard units with drawer space and work tops, stainless steel one and half single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine plus further appliance space, electric four ring hob and oven below, stainless steel extractor fan above, single panelled radiator, sealed unit double glazed wooden window to rear with display mantle and trap door to single chamber cellar with steps and part restricted access

## LANDING

Having sealed unit double glazed wooden window to rear, wall mounted boiler, doors to Two Bedrooms, Bathroom and over stairs storage cupboard , loft hatch

## BEDROOM ONE

13'7 x 13' (4.14m x 3.96m )  
Good size room with beam ceiling and loft hatch, sealed unit double glazed wooden window to front with display mantel, part panelled walls, built in shelved storage cupboard and double panelled radiator

## BEDROOM TWO

10' x 9'4 (3.05m x 2.84m )  
Having sealed unit double glazed wooden window to front with display mantel and single panelled radiator

## BATHROOM

12'7 x 5' (3.84m x 1.52m )  
Refitted three piece suite comprising of low level Wc, vanity wash hand basin and panelled bath with shower and screen over, tiling to walls, double panelled radiator, obscured glazed windows to front and part exposed stone walls

## OUTSIDE

Enclosed garden with decking, artificial turf and gravel areas for low maintenance with shrub and flower borders, timber garden shed, the garden is enclosed by timber panelled fencing with gated access



call to view 01536 418100

