



30. Underwood Road

Rothwell, NN14 6HX



**Simpson Ellson**

A Beautifully Presented Two Double Bedroom Semi-Detached Home.

This beautifully presented two double bedroom semi-detached home effortlessly combines character charm with stylish modern living, creating a warm and inviting space perfect for families and professionals.

The heart of the home is the superbly refitted kitchen/diner, thoughtfully designed to blend practicality with personality. Featuring a classic butler's sink, quality fittings and a charming log burner, this space offers the perfect setting for both everyday living and entertaining. The kitchen flows beautifully, creating a sociable environment ideal for hosting friends and family.

The lounge is equally impressive, boasting a striking bay window that floods the room with natural light, alongside a cosy gas fire that adds warmth and character — a perfect retreat during the cooler months.

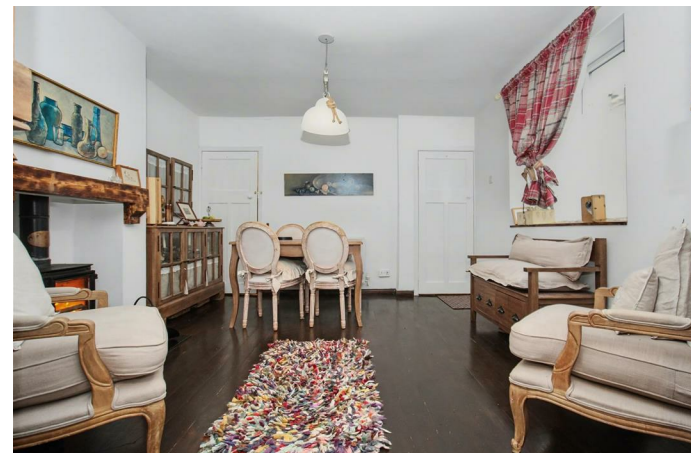
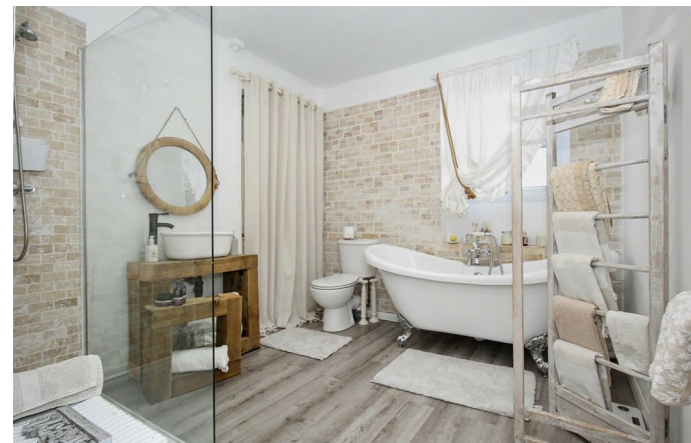
Upstairs, the property offers two generously sized double bedrooms and a beautifully refitted bathroom complete with a luxurious roll-top bath and separate double shower, providing a true spa-like experience at home.

Externally, this property truly excels. The substantial rear garden is a standout feature, lovingly maintained and designed for both relaxation and productivity. Raised beds provide the perfect opportunity for those wishing to grow their own produce, as the current vendor does with great success. A charming pagoda creates a fantastic covered entertaining area — ideal for summer gatherings, outdoor dining and evenings with friends.

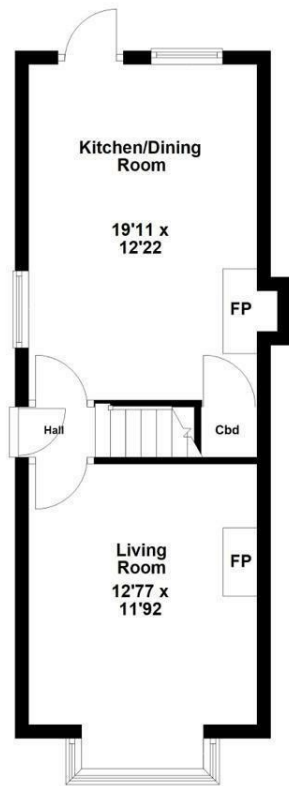
To the rear of the garden sits a large, versatile shed complete with electricity, water mains and drainage. This superb space offers enormous potential as a workshop, studio, home office or “man cave”, depending on your needs.

This wonderful home offers character, quality and lifestyle in equal measure and must be viewed to be fully appreciated.

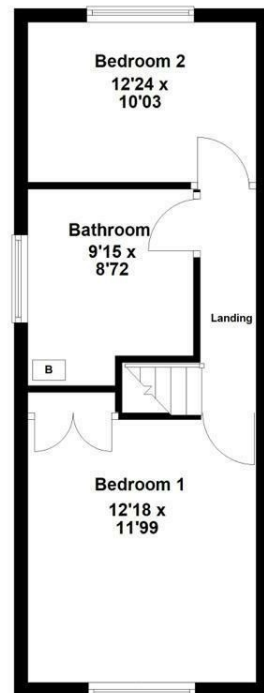
£250,000



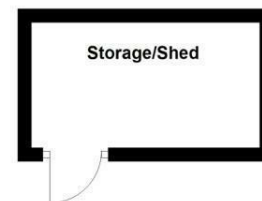
**Ground Floor**



**First Floor**



**Outside**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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