



**Pattison
Lane**
www.pattisonlane.co.uk
KETTERING | 01536 524425
for sale

**Pattison
Lane**

Kylesku Crescent, Kettering **Freehold** £285,000 Offers Over

**Pattison
Lane**

Key Features

3 1 E B

- Three Bedroom Home
- Semi Detached
- Beautiful View
- Enormous Plot
- Substantial Outbuildings

This three bedroom semi-detached home boasts a enviable position on the edge of the Ise Lodge development with a fantastic view to the rear and an enormous plot in which you will find two substantial out buildings perfect for a motoring enthusiast or anyone running a business from home.



ENTRANCE HALL

Reached via main front door. Side screen windows to front aspect. Stairs rising to first floor landing. Under stairs storage cupboard.

LOUNGE AREA 10'5 max x 12'10 (3.17m x 3.91m)

Window to front aspect. Wall mounted fireplace. Wall lighting. Open to:

DINING AREA 9'1 x 10'9 (2.79m x 3.27m)

Window to rear aspect. Wall lighting.

KITCHEN 10'6 x 7'2 (3.20m x 2.18m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink unit with mixer tap over. Integrated appliances to include; eye level oven, eye level microwave combi grill, inset hob with extractor over, a fridge / freezer, washing machine, a dryer and dishwasher. Inset spot lighting. Window to side aspect. Door opening to the rear.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Window to side aspect.

BEDROOM ONE 12'8 x 9'11 max (3.86m x 3.02m)

Window to rear aspect.

BEDROOM TWO 10'2 x 11'3 max (3.09m x 3.42m)

Window to front aspect.

BEDROOM THREE 6'6 x 6'8 Plus recess (1.98m x 2.03m)

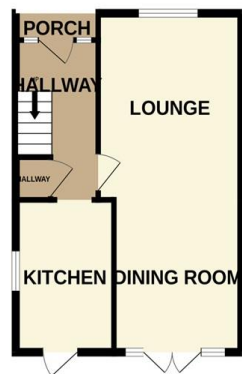
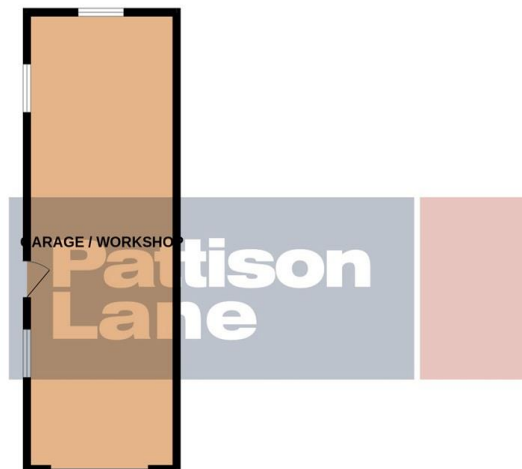
Window to rear aspect. Storage cupboard.

SHOWER ROOM

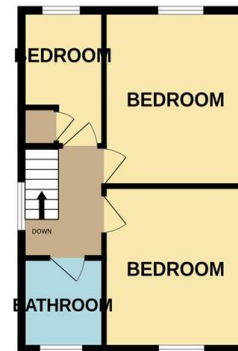
Modern fitted tiled suite comprising a shower enclosure, wash hand basin and low level WC. Storage cupboard. Frosted window to front aspect.



GROUND FLOOR



1ST FLOOR



OUTSIDE

FRONT GARDEN / DRIVEWAY

A larger than average frontage with a lawn area and laid to block paving providing ample off road parking for multiple cars.

DETACHED GARAGE / WORKSHOP 31'6 x 10'11 max (9.60m x 3.32m)

Access via iron gates to the side of the property. Up and over door. Windows to the rear garden. Personnel door into the rear garden. Power and lighting. Work surface area.

REAR GARDEN

Enclosed garden with a block paved seating area and laid to lawn with planted borders. Access to the garage / workshop and an additional work shop. Outside lighting.

SECOND WORK SHOP / OUTBUILDING 29'4 x 9'5 (8.94m x 2.87m)

Windows and door into rear garden. Power and lighting.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL204907 - 0004

