



Terry Smith Avenue, Rothwell **Freehold** £300,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  B  D

- Four Bedroom Detached Home
- Garage & Parking
- En Suite To Master Bedroom
- Utility Room
- Downstairs WC

A beautifully presented four bedroom detached home located on a popular residential development within the sought after market town of Rothwell which enjoys easy access to the A14 and is only a short drive to train stations at both Market Harborough and Kettering.



ENTRANCE HALL

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

CLOAKROOM

Suite comprising a wash hand basin and WC. Frosted window to front aspect.

LOUNGE 18'2 x 10'7 (5.53m x 3.22m)

Window to front aspect. French style doors opening to the rear garden.

KITCHEN / DINING ROOM 10'8 max x 18'2 (3.25m x 5.53m)

Fitted with a range of units to base and wall with contrasting work surfaces over and splashback surrounds. Under unit down lighting. Breakfast bar. Sink and drainer unit with mixer tap over. Integrated eye level double oven. Inset hob with chimney style cooker hood over. Integrated dishwasher. Inset spotlighting. Windows to front and side aspect.

UTILITY ROOM

Fitted with units to base and wall with work surfaces over. Stainless steel sink and drainer unit. Plumbing and space for washing machine. Central heating boiler. Door to rear aspect.

FIRST FLOOR LANDING

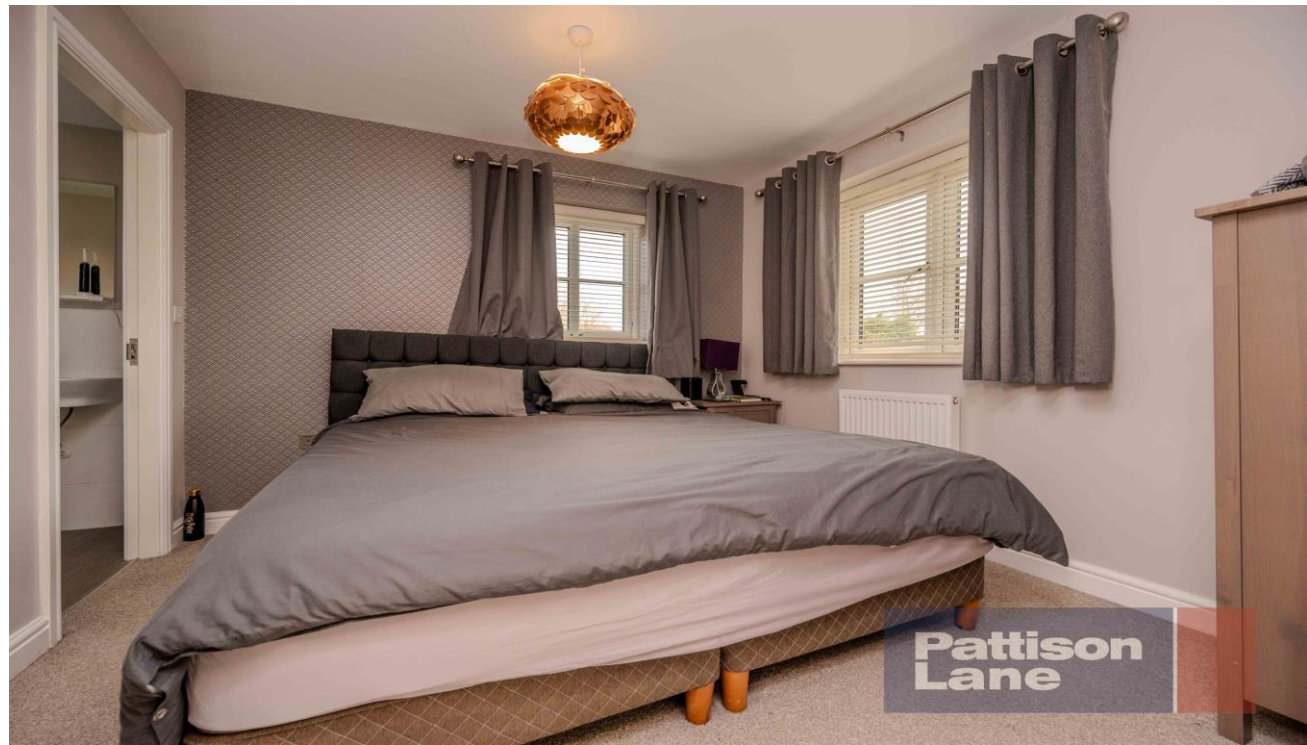
Window to rear aspect, Doors to bedrooms and bathroom.

BEDROOM ONE 9'5 x 9'8 (2.87m x 2.94m)

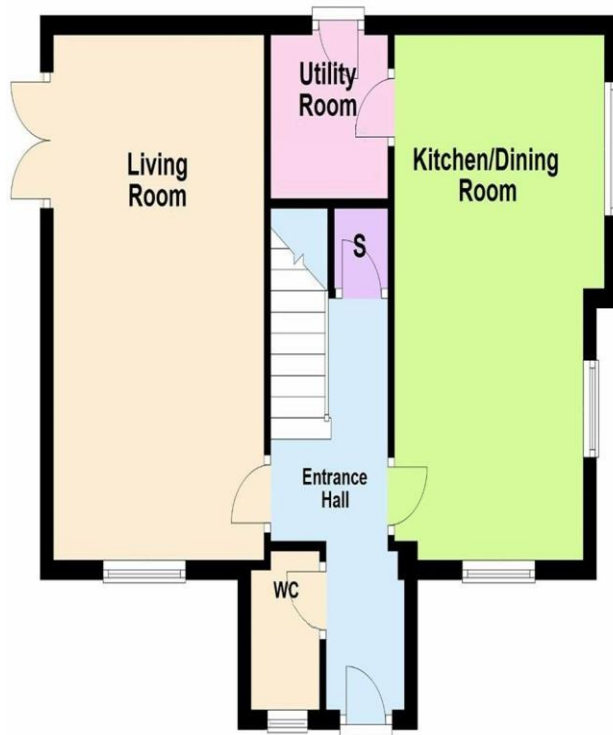
Windows to front and side aspect. Door to en suite.

EN SUITE

Suite comprising a large shower enclosure, wash hand basin and WC. Frosted window to side aspect.



Ground Floor



First Floor



Illustration Purposes Only

BEDROOM TWO 10'10 x 9'10 (3.30m x 2.99m)
Window to front aspect.

BEDROOM THREE 7'11 max x 10'10 (2.41m x 3.30m)
Window to side aspect.

BEDROOM FOUR 8'1 max x 7'2 (2.46m x 2.18m)
Window to front aspect.

BATHROOM
Suite comprising a panelled bath, wash hand basin and WC.
Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

Wrap around frontage which is enclosed by iron fencing a low level box heading with access to the main front door. Outside lighting.

GARAGE & DRIVEWAY

To the side of the rear garden. Side gate access to the rear garden.

REAR GARDEN

Enclosed by brick walling and fencing the garden is mainly laid to lawn with raised bedding, a paved patio / seating area and a summer house.

AGENTS NOTE

Management charge: £175.48 per annum
Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

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