



Pollard Street, Kettering **Freehold** £300,000

**Pattison  
Lane**

# Key Features

 4  3  D  B

- Four Bedroom Mid Terrace House
- Kitchen / Dining / Family Area
- Two Reception Rooms
- En Suite To Master Bedroom
- Downstairs WC

**\*\*The Wow Factor\*\*** Step into a realm of elegance and charm with this exquisite Victorian home that has undergone a comprehensive transformation, meticulously carried out by the current owners. This remarkable property now features a cleverly designed loft conversion and a substantial extension on the ground floor, seamlessly enhancing its historic allure with modern sophistication.



## Key Features:

**Bedrooms \*\*** The residence proudly offers four well-appointed bedrooms, creating an ideal living space for families or guests. The master bedroom is a true retreat, complete with an en-suite, providing a private and luxurious space to unwind.

**Ground Floor WC\*\*** Adding to the convenience, this home includes a strategically placed ground floor WC, essential for guest use and everyday functionality.

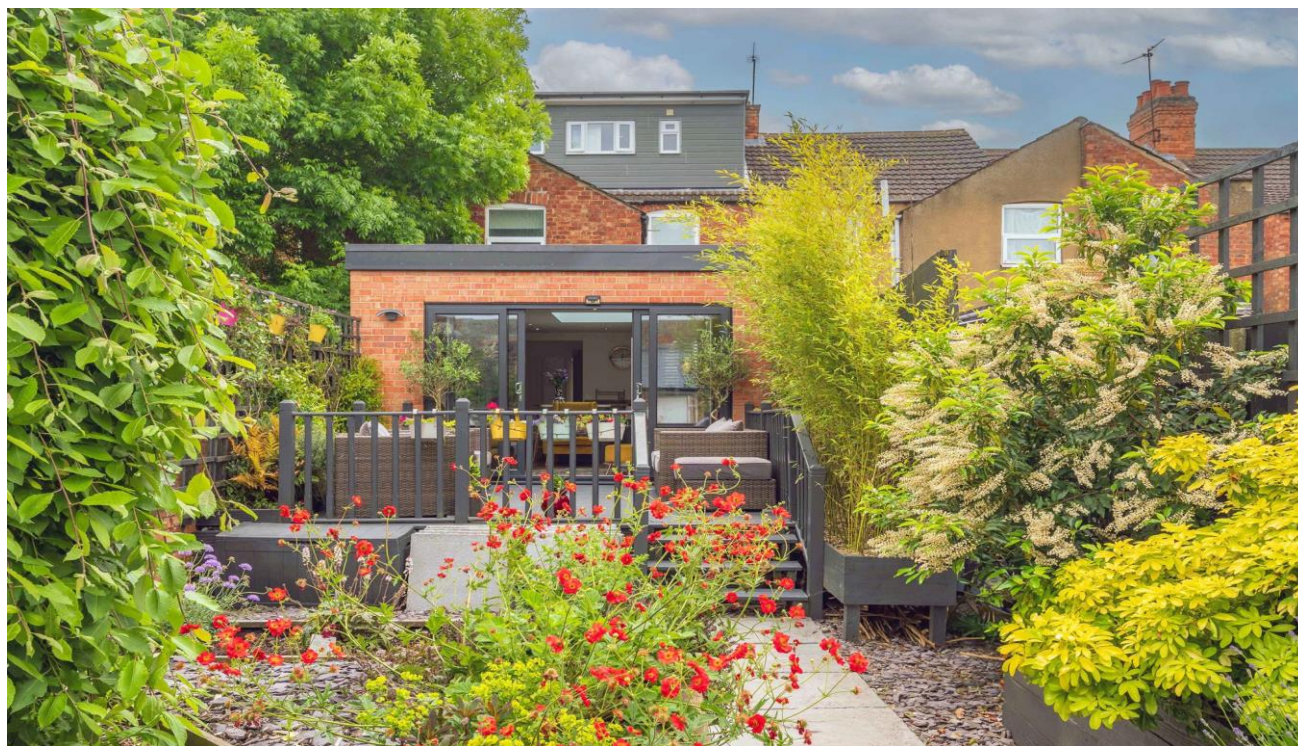
**Kitchen & Dining \*\*** At the heart of this home is a breathtaking kitchen, breakfast, and family room. This area is brilliantly designed with modern aesthetics and high-quality finishes, featuring sliding doors that open out to a charming deck area. This seamless transition from indoors to outdoors offers the perfect setting for alfresco dining and entertaining.

**Outdoor Living \*\*** The decked area invites you to enjoy serene outdoor living and is perfectly suited for hosting gatherings or enjoying quiet mornings with nature. Furthermore, there is a brick out building which has potential to use as a home office.

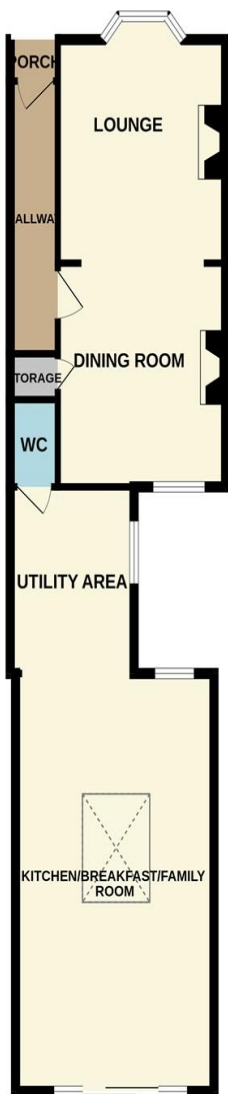
**Decoration \*\*** Each room is beautifully decorated with a keen eye for detail, reflecting a blend of classic elegance and contemporary style that is both warm and inviting.

**Location \*\*** Situated next to the popular Rockingham Pleasure Park, this home offers not only stunning living spaces but also a prime location. Enjoy easy access to the park's expansive green spaces, perfect for leisurely strolls, picnics, and outdoor activities.

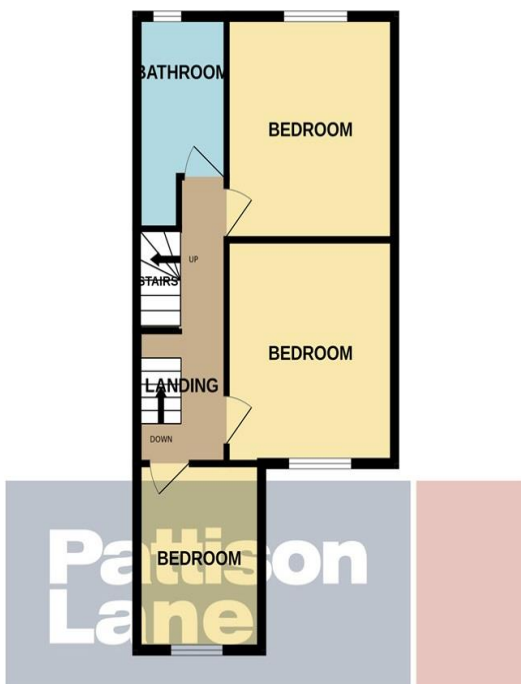
This home is not just a dwelling but a masterpiece that offers an unmatched blend of luxury, comfort, and style. Ideal for those who appreciate the finer things in life, it promises to deliver an exceptional living experience. Whether you're entertaining guests or enjoying a quiet day at home, this property ensures you do it in style and comfort.



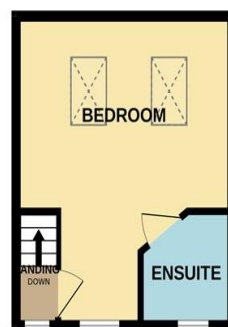
GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The accommodation comprises of;

ENTRANCE HALL

LOUNGE 10'9 max x 11'10 plus bay (3.27m x 3.60m)

DINING ROOM 11' max x 11'10 (3.35m x 3.60m)

UTILITY AREA

DOWNSTAIRS WC

KITCHEN / BREAKFAST / FAMILY ROOM 22'1 x 12'9 (6.73m x 3.88m)

FIRST FLOOR LANDING

BEDROOM TWO 10' max x 12' (3.04m x 3.65m)

BEDROOM THREE 11'9 x 9'11 (3.58m x 3.02m)

BEDROOM FOUR 9'11 x 8' (3.02m x 2.46m)

BATHROOM 5'8 max x 8'6 plus recess (1.72m x 2.59m)

SECOND FLOOR

BEDROOM ONE 13'10 max x 16'3 max (4.21m x 4.95m)

EN SUITE

OUTSIDE

COURTYARD STYLE FRONT GARDEN

REAR GARDEN

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?

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

 01536 524425

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