



Pattison  
Lane

Brambleside, Kettering **Freehold** £279,995

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Lane**

# Key Features

 3  2  D  B

- Three Bedroom House
- Off Road Parking
- Downstairs WC / Shower Room
- Conservatory
- Modern Fitted Kitchen and Bathroom Facilities

Located on the ever-popular Brambleside development this substantial three bedroom home is presented in fantastic order throughout and benefits from an enormous driveway giving parking for multiple vehicles. Viewing advised.



### ENTRANCE PORCH

Reached via main front door. Storage cupboard. Door to hallway. Window to side aspect.

### HALLWAY

Stairs rising to first floor landing. Under stairs storage cupboard.

### SHOWER ROOM / WC

Suite comprising a corner shower enclosure and WC. Glass block frosted feature window.

LOUNGE / DINING ROOM 10'8 max x 26'5 max (L shaped room) (3.25m x 8.05m)

Window to front aspect. Fireplace with marble hearth and Adams style surround. Wall lighting.

### CONSERVATORY 8' x 6'7 (2.43m x 2m)

Of brick and Upvc construction with windows and French style doors to the rear garden.

### KITCHEN 9'5 x 11 (2.87m x 3.35m)

Fitted with a range of units to base and wall with contrasting work surfaces over and rising upstands. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Plumbing and space for washing machine. Space for fridge / freezer. Gas central heating boiler. Window to rear aspect.

### FIRST FLOOR LANDING

Storage cupboards. Doors to bedrooms and bathroom. Glass block frosted feature window.



GROUND FLOOR

1ST FLOOR



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BEDROOM ONE 9'7 x 12'2 (2.92m x 3.70m)  
Window to front aspect. Built in wardrobe.

BEDROOM TWO 14' max x 9'10 max (4.26m x 2.99m)  
Window to rear aspect.

BEDROOM THREE 7'9 x 8'9 (2.36m x 2.66m)  
Window to front aspect.

BATHROOM  
Modern fitted suite comprising a panelled bath, vanity wash hand basin and WC. Frosted window to rear aspect.

#### OUTSIDE

FRONT GARDEN / DRIVEWAY  
Hardstanding area providing off road parking for multiple cars.

REAR GARDEN  
Beautifully manicured garden with a paved seating area, decorative gravel, laid to lawn with steppingstones leading to the rear of the garden and planted areas.

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

# Selling your property?



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

 01536 524425

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

 [kettering@pattisonlane.co.uk](mailto:kettering@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



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