



Rabbit Close, Rothwell **Freehold** £340,000

**Pattison
Lane**

Key Features

 3  2  B  D

- Beautifully Presented Home
- Three Good Size Bedrooms
- En Suite to Master Bedroom
- Open Plan Kitchen/Dining Room
- Lounge with Wood Burning Stove

A wonderfully presented detached property offered to exacting standards by the current owner, No expense has been spared to create extra open plan living downstairs, beautifully appointed fireplace with 'high end' wood burner. The house is finished in the very popular stone, viewing recommended.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Storage cupboard.

LOUNGE 18'4 x 10'2 plus bay (5.58m x 3.09m)

Bay window to side aspect overlooking green space. Further window to front aspect. Recently installed stone fireplace with high end 8Kw wood burning stove. Radiator.

KITCHEN/DINING ROOM 18'4 x 9'7 (5.58m x 2.92m)

Open plan and beautifully presented to include modern units to base and wall with contrasting work surfaces and upstands. Integrated appliances. Single drainer one and a half bowl sink unit with mixer tap over. Window overlooking walled garden. French doors giving access to walled garden.

UTILITY 5'3 x 6'2 (1.60m x 1.88m)

Units to base and wall with contrasting work surface and upstand. Integrated appliances. Door giving access to garden.

CLOAKROOM 6'4 x 3'1 (1.93m x 0.94m)

Comprising vanity mounted wash hand basin and low-level WC. Towel rail style radiator. Under stairs storage cupboard.

FIRST FLOOR

Window to front aspect.

BEDROOM ONE 11'8 plus recess x 10'4 (3.55m x 3.15m)

Window to rear and side aspects. Radiator. Storage cupboard. Door to:



GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2024

EN SUITE

Suite comprising shower enclosure, pedestal wash hand basin and low-level WC. Towel rail style radiator. Window to rear aspect. Complementary ceramic tiling.

BEDROOM TWO 13'1 max x 9'5 max (3.98m x 2.87m)
An irregular shaped room. Window to front aspect. Radiator.

BEDROOM THREE 8'8 x 9'5 (2.64m x 2.87m)
Window to rear aspect. Radiator.

BATHROOM

Suite comprising panel bath, pedestal wash hand basin and low-level WC. Complementary ceramic tiling. Window to front aspect. Towel rail style radiator.

OUTSIDE

FRONT & SIDE

Decorative gravel area with access to front door.

DRIVEWAY & GARAGE

Located to the rear of the property with double gates giving access to further parking and the detached garage.

REAR GARDEN

Enclosed by walling and laid to lawn with paved patio/outside seating space.

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: KPL205645 - 0001

