



Pattison
Lane

St. Peters Avenue, Kettering **Freehold** £260,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  B  D

- Four Bedroom Home
- Semi Detached
- En Suite to Master Bedroom
- Integrated Appliances
- Landscaped Rear Garden

10 out of 10! We award top marks for the condition and presentation of this fabulous four bedroom home. Highlights include a light and airy kitchen with integrated appliances, a stunning landscaped rear garden and is located only a short walk from Kettering Town centre and mainline train station.



ENTRANCE HALL

Reached via main front door to side aspect. Stairs rising to first floor landing.

CLOAKROOM

Suite comprising a wash hand basin and low level WC. Extractor fan.

LOUNGE 11'2 x 12'9 plus bay (3.40m x 3.88m)

Bay window to front aspect. Engineered Oak flooring. Window shutters. Television point. Cast Iron fireplace with surround. Wall lighting.

KITCHEN / DINING ROOM 19'6 x 11'1 max (5.94m x 3.37m)

Fitted with a range of modern units to base and wall with solid walnut work surfaces over. Belfast sink. Integrated appliances to include a double oven, microwave, gas hob with extractor over, a dishwasher, and washing machine. Period style feature radiator. Inset spotlighting. Wall lighting. Vaulted ceiling. Two Velux Windows. French style doors opening to the rear garden with side screen windows and window shutters.

FIRST FLOOR LANDING

Stairs rising to second floor. Window to side aspect. Engineered Oak flooring.

BEDROOM ONE 19'9 max x 11'1 into wardrobes (6.01m x 3.37m)

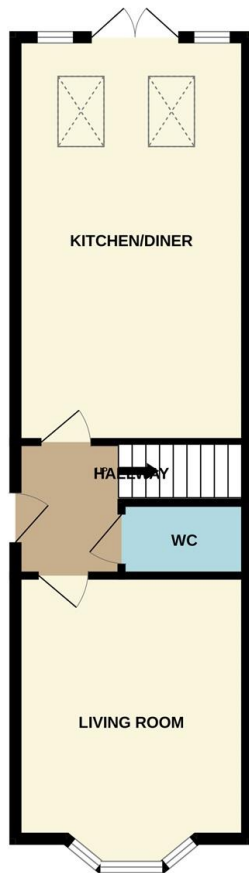
Windows to front aspect. Window shutters. Sharps fitted furnishing. Engineered Oak flooring. Door to:

EN SUITE

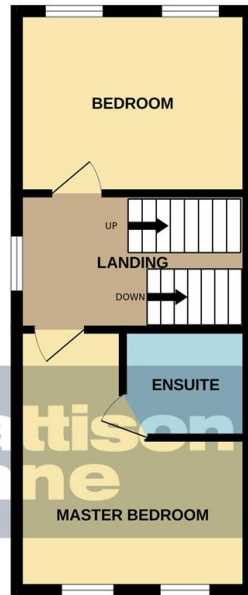
Fully tiled suite comprising a shower enclosure, wash hand basin and low level WC. Extractor fan.



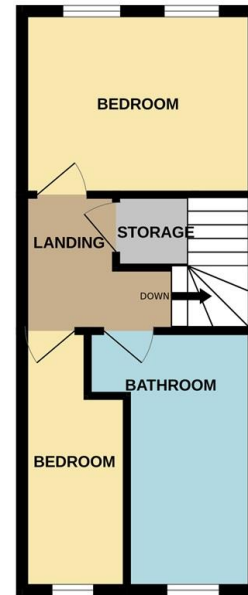
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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BEDROOM THREE 11'1 into wardrobes x 8'8 (3.37m x 2.64m)

Windows to rear aspect. Window shutters. Sharps fitted wardrobes. Engineered Oak flooring.

SECOND FLOOR LANDING

Storage cupboard. Doors to bedrooms and bathroom. Engineered Oak flooring.

BEDROOM TWO 11'1 x 8'8 (3.37m x 2.64m)

Windows to rear aspect. Window shutters. Engineered Oak Flooring.

BEDROOM FOUR 13' x 5'4 max (3.96m x 1.62m)

Window to front aspect.

BATHROOM

Part tiled suite comprising a P shaped bath with shower screen and shower over, wash hand basin and low level WC. Heated chrome towel radiator. Window to front aspect.

OUTSIDE

FRONT GARDEN

Courtyard style frontage enclosed by low level brick walling. Side gate to the rear garden,

REAR GARDEN

A beautifully landscaped garden with two paved patio / seating areas, raised fully stocked planted area, stepping stones to a decorative paving area with decorative stones. Outside lighting. Water point.

To view this property call Pattison Lane on:
01536 524425

Selling your property?



SCAN ME

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

 01536 524425

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