



Kestrel Road, Corby **Freehold** £315,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Four Bedroom Town House
- En Suite To Master Bedroom
- Downstairs WC
- Open Plan Kitchen / Breakfast Family Room
- Lounge with Balcony Over Looking the Nature Reserve

This exceptional modern townhouse commands a prime position within this sought-after development, offering a delightful view across the developing nature reserve. Imagine enjoying your morning coffee on your private balcony, taking in the ever-changing landscape and appreciating the tranquillity of the surroundings. This is more than just a home; it's an opportunity to embrace a vibrant and evolving community.

Inside, the immaculately presented interior unfolds over three versatile floors, designed to adapt to your every need. Whether you're a growing family seeking space to thrive or a professional craving a dedicated home office, this property delivers.



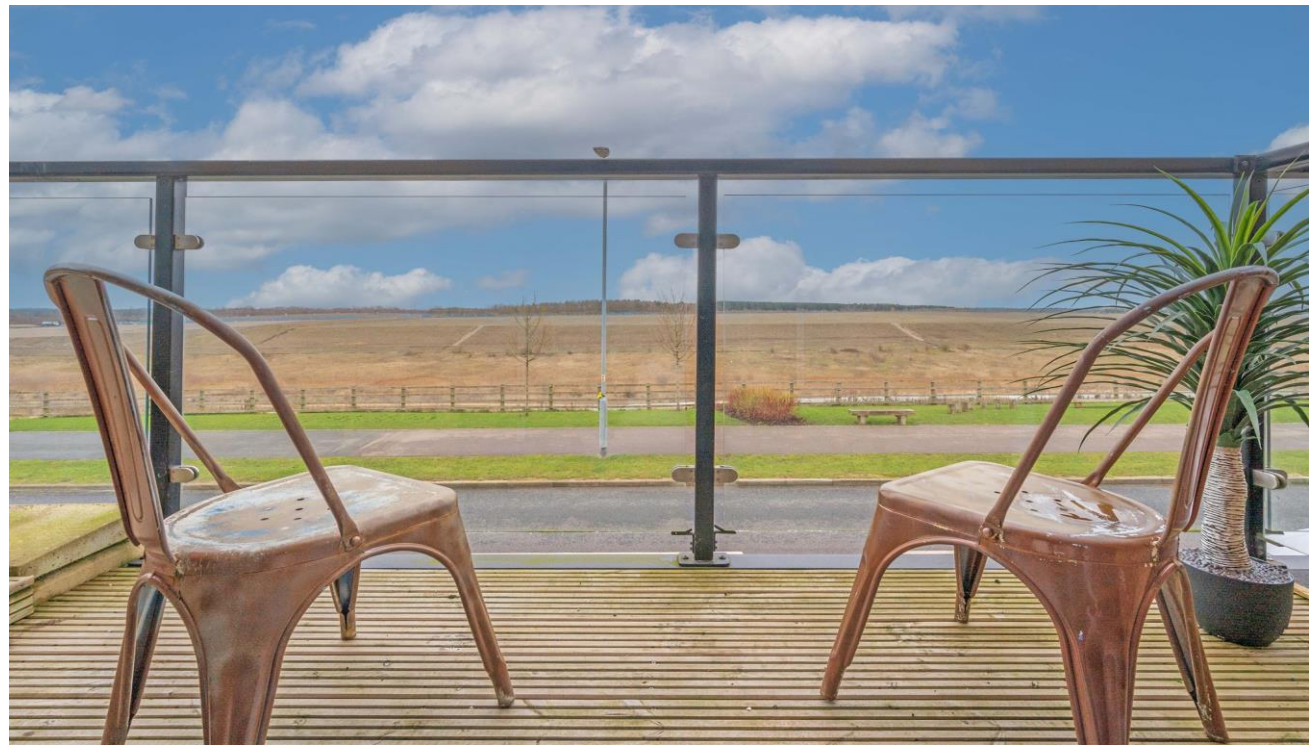
The ground floor welcomes you with a truly impressive open-plan kitchen, dining, and family area - a hub for gatherings and everyday living. This expansive space seamlessly blends style and functionality, creating a warm and inviting atmosphere.

Ascend to the first floor and discover the luxurious master suite, a private sanctuary designed for relaxation. The adjacent living room is equally impressive, offering a stylish space to unwind and boasting direct access to the balcony, where you can further enjoy the pleasant outlook.

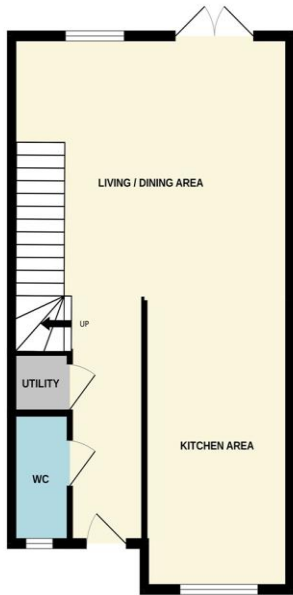
The second floor reveals three further well-proportioned bedrooms, providing ample space for family or guests, along with a contemporary family bathroom.

Outside, a low-maintenance private garden awaits, offering a tranquil retreat without the hassle. Conveniently, a single garage and off-road parking complete this desirable package.

Don't miss the opportunity to experience the unique charm and modern elegance of this remarkable townhouse. Early viewing is highly recommended to avoid disappointment.



GROUND FLOOR



1ST FLOOR



2ND 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.
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The accommodation comprises of;

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

UTILITY CUPBOARD

OPEN PLAN KITCHEN / BREAKFAST / FAMILY ROOM 30'7
max x 17'8 (9.32m x 5.38m)

FIRST FLOOR LANDING

LOUNGE 14' max x 17'8 (4.26m x 5.38m)

BEDROOM ONE 10'8 plus wardrobe x 10'9 (3.25m x 3.27m)

SECOND FLOOR LANDING

BEDROOM TWO 12' x 10'8 (3.65m x 3.25m)

BEDROOM THREE 11'8 x 9'2 (3.55m x 2.79m)

BEDROOM FOUR 11'8 x 7'10 (3.55m x 2.38m)

JACK AND JILL BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE AND DRIVEWAY

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