



Merrivale Close, Kettering **Freehold** £325,000

**Pattison
Lane**

Key Features

 4  2  D  D

- Four Bedroom Detached House
- NO ONWARD CHAIN
- EN Suite to Master Bedroom
- Downstairs WC
- Popular Leisure Village Location

**** NO CHAIN **** Detached family home situated on the ever popular Kettering Leisure Village in Kettering. Internally the accommodation has been carefully laid out to provide: a downstairs cloakroom, formal lounge, dining area, fitted kitchen, utility and master bedroom with en suite.



ENTRANCE HALL

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

CLOAKROOM

Suite comprising a WC and wash hand basin. Frosted window to front aspect.

LOUNGE 16'4 x 10'1 (4.97m x 3.07m)

Window to front aspect. Electric fire with Adams style surround and marble effect hearth. Double doors leading through to:

DINING AREA 9'7 x 9'2 (2.92m x 2.79m)

Patio doors opening to rear garden. Open to:

KITCHEN / BREAKFAST / DINING ROOM 11'7 x 10'4 (3.53m x 3.14m)

Fitted with a range of units to base and wall with contrasting work surfaces over and tiled splashback surrounds. One and a half bowl stainless steel sink and drainer unit mixer tap over. Space for cooker. Extractor hood. Space for fridge/ freezer. Plumbing and space for dishwasher.

UTILITY ROOM

Fitted with units to base with contrasting work surfaces over and tiled splashback surrounds. Sink with mixer tap over. Plumbing and space for washing machine. Door to the rear garden. Door to:

FURTHER RECEPTION ROOM

Window to front aspect.

FIRST FLOOR LANDING

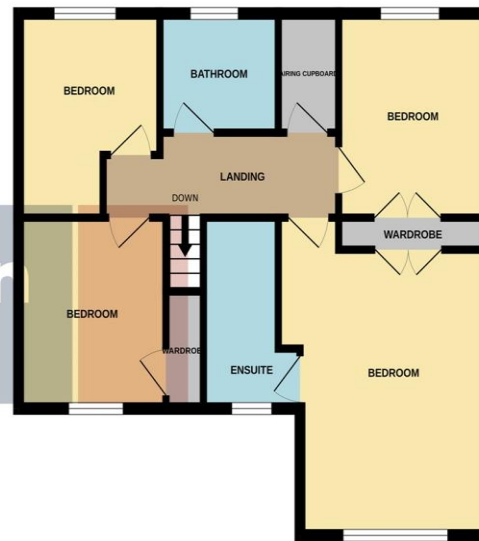
Airing cupboard. Access to loft space.



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.
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BEDROOM ONE 12' x 10'2 (3.65m x 3.09m)
Window to front aspect. Fitted wardrobes.

EN SUITE

Tiled suite comprising a shower enclosure, wash hand basin and WC. Frosted window to front aspect.

BEDROOM TWO 10' x 8'2 (3.04m x 2.48m)
Window to rear aspect. Fitted double wardrobe.

BEDROOM THREE 8'9 x 8'1 (2.66m x 2.46m)
Window to front aspect. Fitted single wardrobe.

BEDROOM FOUR 8'6 x 7'9 (2.59m x 2.36m)
Window to rear aspect.

FAMILY BATHROOM

Suite comprising a panelled bath with shower attachment over, wash hand basin and WC. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN & DRIVEWAY

Open plan frontage with off road parking and access to the main front door and gated access to the rear garden.

REAR GARDEN

An enclosed rear garden which is mainly laid to lawn with a raised decked / seating area. Gated side access.

AGENTS NOTE

Photos taken prior to tenancy.

To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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