



Drake Close, Rothwell Kettering **Freehold** £240,000 Offers Over

**Pattison  
Lane**



# Key Features

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- Three Bedroom Semi Detached House
- Garage
- Driveway
- Home Office
- Lounge / Dining Room

This well presented three-bedroom semi-detached home is located within a quiet cul-de-sac in the sought after market town of Rothwell. Highlights include; a block paved driveway, a garage, a home office and a private rear garden. Viewing advised.





### ENTRANCE PORCH

Reached via main front door to side aspect. Door to Lounge / Dining Room.

LOUNGE / DINING ROOM 15'1" narrowing to 7'10" x 22'10" max (4.59m narrowing to 2.38m x 6.95m)

Window to front aspect. Sliding door opening to the rear garden. Fireplace with marble hearth and surround. Wall lighting.

KITCHEN 6'11" x 11'3" (2.10m x 3.42m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. One and half bowl stainless steel sink and drainer unit. Integrated oven. Inset hob with cooker hood over. Plumbing and space for washing machine. Window to side aspect. Door to rear aspect.

### FIRST FLOOR LANDING

Doors to bedrooms and shower room. Storage cupboard.

BEDROOM ONE 8'11" x 9'5" plus wardrobes (2.71m x 2.87m)

Window to front aspect. Built in wardrobes.

BEDROOM TWO 7' plus recess x 11'3" (2.13m x 3.42m)

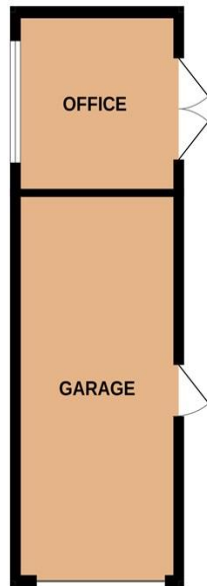
Window to rear aspect. Storage cupboard.

BEDROOM THREE 6' x 6'7" (1.82m x 2m)

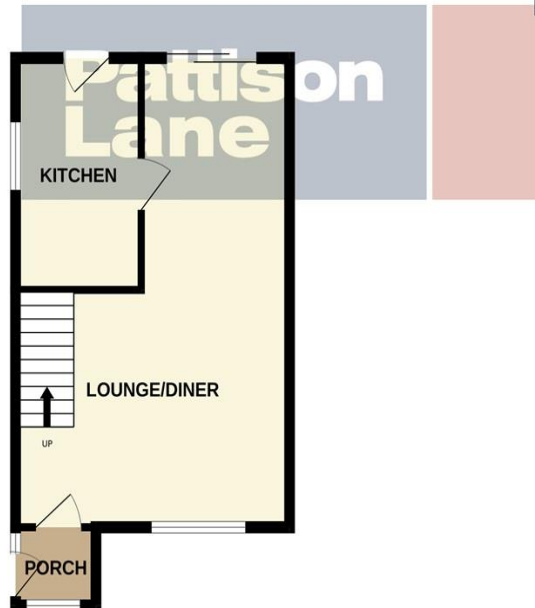
Window to front aspect.



GROUND FLOOR



1ST FLOOR



## SHOWER ROOM

Modern fitted suite comprising s shower enclosure, wash hand basin and WC. Frosted window to rear aspect.

## OUTSIDE

**FRONT GARDEN - DRIVEWAY & GARAGE** 9' max x 18'11 (2.74m x 5.74m)

Open plan frontage with laid to block paving and hard standing area providing off road parking. Personnel door into the rear garden.

## REAR GARDEN

Low maintenance garden with laid to paving and access to the garage and office.

**OFFICE** 8'9 x 7'9 (2.66m x 2.36m)

Access via double doors. Window to side aspect.

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

# Selling your property?

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

 01536 524425

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