



Thompson Way, Rothwell Kettering **Freehold** £352,000 O.I.E.O.

**Pattison  
Lane**



# Key Features

 4  2  B  D

- Four Bedroom Detached House
- Garage & Driveway
- En Suite to Master Bedroom
- Downstairs WC
- Utility Room

Situated on a generous corner plot this modern four-bedroom detached home is presented in fantastic order throughout and boasts a beautiful, landscaped rear garden. Further highlights include an ensuite to the master bedroom, a large driveway and an impressive kitchen diner with bi-folding doors.





#### ENTRANCE HALL

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

#### CLOAKROOM

Suite comprising a wash hand basin and WC.

#### LOUNGE 18' x 11'7 max (5.46m x 3.53m)

Windows to front and side aspect.

#### KITCHEN / DINING ROOM 18'1 x 11'7 max (5.51m x 3.53m)

Fitted with a range of modern units to base and wall with Granite work surfaces over and rising upstands. Under unit down lighting. Sink unit with mixer tap over. Integrated double oven. Inset hob with cooker hood over. Windows to front and side aspect. Bi-folding doors to the rear garden.

#### UTILITY ROOM 6'6 x 5'11 (1.98m x 1.80m)

Fitted with units to base and wall with granite work surfaces over. Sink and drainer unit. Plumbing and space for washing machine and tumble dryer. Central heating boiler. Under stairs storage cupboard with shelving. Door to rear aspect.

#### FIRST FLOOR LANDING

Storage cupboard. Window to rear aspect. Doors to bedrooms and bathroom.

#### BEDROOM ONE 10'10 x 9'3 (3.30m x 2.81m)

Windows to front and side aspect. Built in wardrobes. Door to en suite.

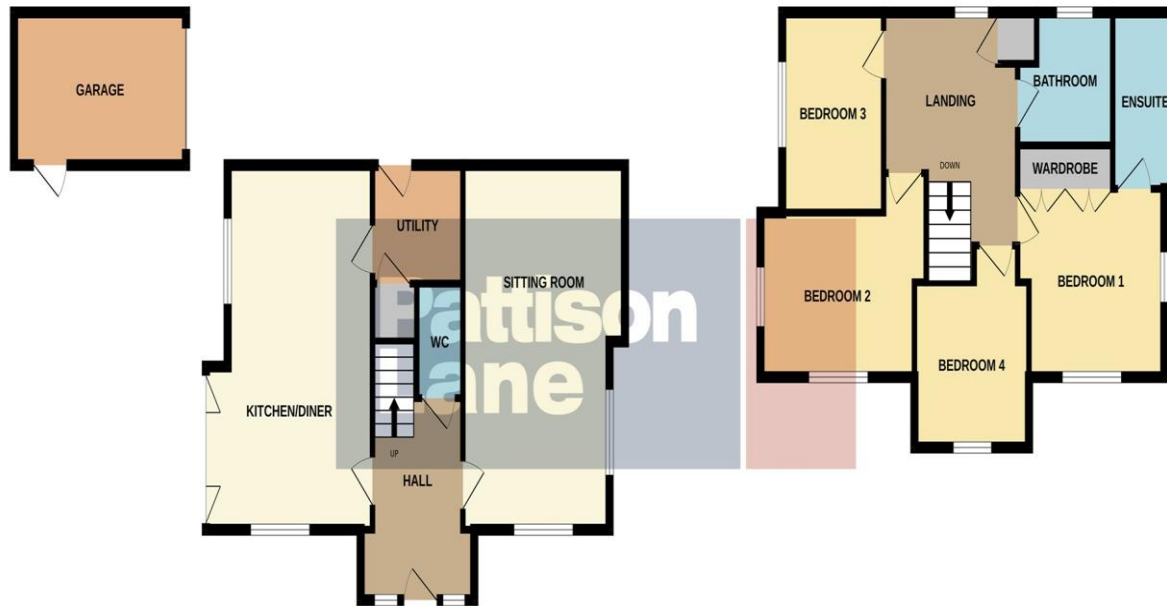
#### EN SUITE

Suite comprising a large shower enclosure, wash hand basin and WC. Frosted window to side aspect.



GROUND FLOOR

1ST FLOOR



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BEDROOM TWO 8'6 plus recess x 11' plus recess (2.59m x 3.35m)

Windows to front and side aspect.

BEDROOM THREE 9'3 x 7'4 (2.81m x 2.23m)

Window to side aspect.

BEDROOM FOUR 8'2 x 8' plus recess (2.48m x 2.43m)

Window to front aspect.

#### BATHROOM

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

#### OUTSIDE

##### FRONT GARDEN

Wrap around frontage enclosed by low level brick walling and laid to lawn with shrubs.

##### GARAGE & DRIVEWAY

To the rear of the property. Personnel door to the rear garden.

##### REAR GARDEN

A beautifully presented garden with a pond, paved patio with a covered seating area, laid to lawn, decorative gravel and raised planted areas.

#### AGENTS NOTE:

Alarm System installed.

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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