



Proclamation Avenue, Rothwell **Freehold** £365,000

**Pattison
Lane**

Key Features



- Five Bedroom Detached House
- Two En Suite Facilities
- Downstairs WC
- Garage & Driveway
- Home Office / Hobby Room

This substantial five-bedroom detached home is presented in fantastic order throughout and offered for sale with NO ONWARD CHAIN. Further two highlights include two en-suites, ample off-road parking, a double length garage with half converted ideal for use as a home office or hobby room.

ENTRANCE HALL

Reached via main front door. Under stairs storage cupboard. Stairs rising to first floor landing.

CLOAKROOM 4'5 x 6'4 (1.34m x 1.93m)

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

LOUNGE 12'8 x 14'9 (3.86m x 4.49m)

Two windows to front aspect. Double doors into the kitchen.



KITCHEN / DINING ROOM 21'10 x 13'7 narrowing to 11'6 (6.65m x 4.14m narrowing to 3.50m)
Fitted with units to base and wall with work surfaces over and rising upstands. Island with cupboards and breakfast bar. Sink unit with mixer tap over. Range of integrated kitchen appliances. Windows and doors to the rear garden.

FIRST FLOOR LANDING

Stairs rising to second floor. Window to side aspect. Doors to bedrooms and bathroom.

BEDROOM TWO 12'9 x 11'7 plus wardrobe (3.88m x 3.53m)
Window to rear aspect. Door to en suite. Built in wardrobe.

EN SUITE BATHROOM

Suite comprising a panelled bath, wash hand basin and WC.
Window to side aspect.

BEDROOM THREE 12'8 x 8'10 plus wardrobe (3.86m x 2.69m)
Windows to front aspect. Built in wardrobes.

BEDROOM FOUR 8'11 x 6'2 (2.71m x 1.87m)
Window to front aspect.

BEDROOM FIVE 8'10 x 6'3 (2.69m x 1.90m)
Window to rear aspect.

FAMILY BATHROOM 7'3 x 5'9 (2.20m x 1.75m)
Suite comprising a panelled bath, wash hand basin and WC.
Windows to side aspect.

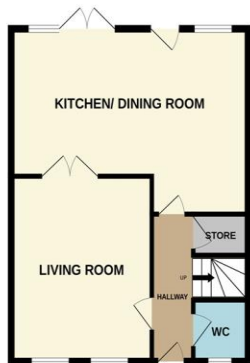
SECOND FLOOR

Window to front aspect. Boiler room. Door to bedroom one.

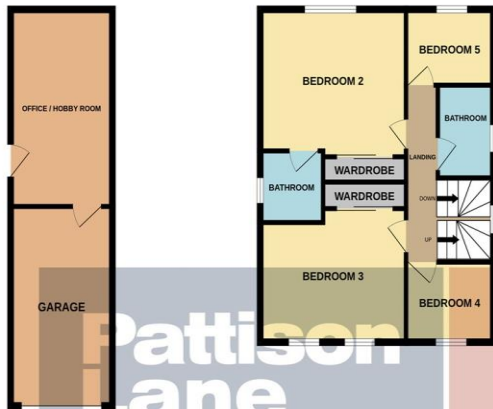
BEDROOM ONE 12'5 x 17'1 plus wardrobes (3.78m x 5.20m)
Window to front aspect. Skylight window. Built in wardrobes.
Door to en suite.



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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EN SUITE

Suite comprising a shower enclosure, a panelled bath, wash hand basin and WC. Skylight window.

OUTSIDE

FRONT GARDEN

Open plan frontage with access to the main front door.

GARAGE AND DRIVEWAY 15'6 x 9' (4.72m x 2.74m)

To the side of the property. Personnel door into the office / hobby room.

REAR GARDEN

Enclosed garden with lawn area and paving.

HOME OFFICE / HOBBY ROOM 15'4 x 8'3 (4.67m x 2.51m)

Access via the garage and rear garden.

AGENTS NOTE:

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

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 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

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