



Larkwood Close, Kettering **Freehold** £435,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Five Bedroom Detached Family Home
- Desirable Brambleside Location
- Spacious Kitchen / Dining Room
- Three Reception Rooms
- En-suite to Master Bedroom

Discover Your Dream Family Home in Brambleside, Kettering! Nestled in the highly desirable Brambleside area in Kettering, this exceptional five-bedroom detached family home has been thoughtfully extended and immaculately presented throughout, offering an unparalleled living experience.

As you step through the inviting entrance hall, you'll immediately appreciate the generous proportions and quality craftsmanship evident in every detail. The heart of this home is undoubtedly the expansive kitchen/dining room, a perfect hub for family gatherings and entertaining, boasting ample space for both culinary creations and relaxed dining. Beyond this, you'll discover three versatile reception rooms, providing an abundance of space for a formal lounge, a cozy family room, a dedicated home office, or even a play area for the children - the possibilities are endless! For added convenience, a downstairs cloakroom and a practical utility room complete the ground floor, catering to all your daily needs.



Ascending to the first floor, you'll find a peaceful sanctuary with five beautifully appointed bedrooms. Four of these are generously sized doubles, each benefiting from built-in wardrobes that offer excellent storage solutions. The jewel in the crown is the master bedroom, a true retreat featuring its own private en-suite bathroom, providing a luxurious escape at the end of a long day. A well-appointed family bathroom serves the remaining bedrooms, ensuring comfort and convenience for the entire household.

Step outside to discover a delightful, enclosed rear garden, offering a safe and private space for children to play, al fresco dining, or simply unwinding in the sunshine. To the front, a spacious driveway provides ample off-road parking for multiple vehicles, a significant advantage in this popular location.

This stunning property truly offers the complete package for modern family living in a prime location. Viewings are very strongly advised to fully appreciate the exceptional space, quality, and lifestyle this remarkable home has to offer.

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 10'4 x 15' (3.14m x 4.57m)

SITTING ROOM 9'11 x 14'9 (3.02m x 4.49m)

UTILITY ROOM 6'6 x 9'11 (1.98m x 3.02m)

KITCHEN / DINING ROOM 25'5 x 8'9 (7.47m x 2.66m)

CLOAKROOM

REAR RECEPTION ROOM 6'5 x 14'3 (1.95m x 4.34m)

FIRST FLOOR LANDING



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 13'10 x 8'11 (4.21m x 2.71m)

EN SUITE

BEDROOM TWO 8'6 x 17'2 plus wardrobes (2.59m x 5.23m)

BEDROOM THREE 10'6 max x 13'2 max (3.20m x 4.01m)

BEDROOM FOUR 13'1 x 8' plus wardrobes (3.98m x 2.43m)

BEDROOM FIVE 8'5 x 8'4 (2.56m x 2.54m)

BATHROOM

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Solar panels installed

To view this property call Pattison Lane on:
01536 524425

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

 01536 524425

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