



Kipton Field, Rothwell, Kettering **Freehold** £255,000

**Pattison  
Lane**



# Key Features

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- Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge / Diner
- Driveway for Three Plus Vehicles
- Modern Kitchen

Welcome to this charming three-bedroom semi-detached home, perfectly positioned within the highly sought-after market town of Rothwell. Residents here enjoy the convenience of numerous independent shops, inviting restaurants, and quaint cafes just a stone's throw away, all while benefiting from excellent road links for an easy commute.

As you step through the entrance hall, you'll immediately appreciate the spacious lounge/diner, a truly sun-drenched space thanks to its large windows and French doors that open directly onto the rear garden. This room offers an exceptional flow between indoor and outdoor living, perfect for family gatherings or quiet evenings. The modern kitchen is a testament to thoughtful design, maximizing every inch to create a functional and stylish area ideal for any family's needs.





Ascending to the first floor, you'll discover three comfortable bedrooms, with two generously proportioned doubles providing ample space. A well-appointed family bathroom and a conveniently separate WC complete this level.

Externally, the property continues to impress with a single garage and a substantial driveway offering parking for multiple vehicles. Both the front and rear gardens are well-maintained. The rear garden is a delightful feature, presenting a lovely patio area for outdoor entertaining, with steps leading up to attractive, multi-tiered lawns framed by mature shrubs and borders, offering a private and picturesque haven.

Viewings are highly recommended to appreciate all this property has to offer.

The accommodation comprises:

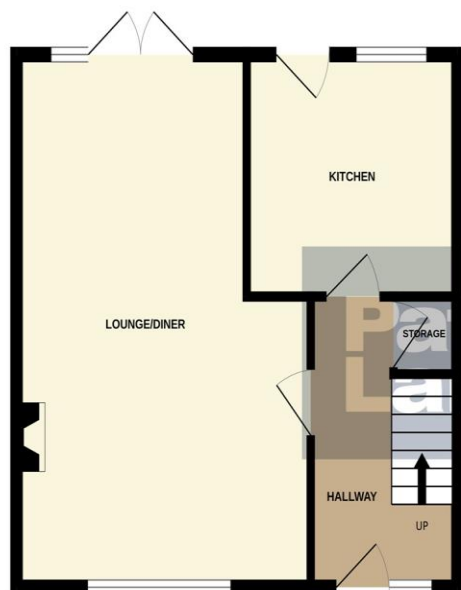
ENTRANCE HALL

LOUNGE / DINING ROOM 10'1 plus recess x 20'4  
max (3.07m x 6.19m)

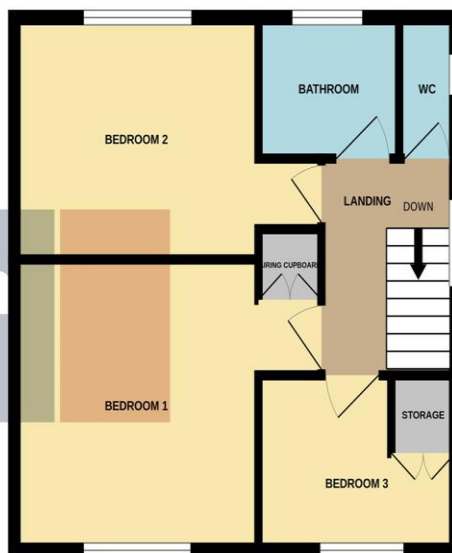
KITCHEN 9'11 x 9'3 (3.02m x 2.81m)



GROUND FLOOR



1ST FLOOR



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## FIRST FLOOR LANDING

BEDROOM ONE 11'3 x 11'7 (3.42m x 3.53m)

BEDROOM TWO 10'8 x 9'3 (3.25m x 2.81m)

BEDROOM THREE 6'8 max x 8'8 (2.03m x 2.64m)

BATHROOM 6'7 x 5'4 (2m x 1.62m)

SEPARATE WC

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

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



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