



Stag Road, Rothwell, Kettering **Freehold** £250,000

**Pattison
Lane**

Key Features

🚗 3 🚿 2 💡 B 🏠 C

- Three Storey Town House
- Three Double Bedroom
- En-suite to Master
- Separate Living Room
- Downstairs W/C

Welcomed to the market, this exceptional three-story, three-bedroom mid-terrace home offers an abundance of space, perfect for modern family living. Located within a highly sought-after new residential development, you'll benefit from a prime position with easy access to local amenities and major road links, making daily commutes and errands a breeze.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious living room, ideal for relaxation and entertaining, a kitchen/breakfast room, featuring French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. And a convenient downstairs WC completes the ground floor.



The first floor comprises two generously sized double bedrooms, offering comfortable retreats for family members or guests, along with a stylishly appointed family bathroom.

Ascending to the second floor, you'll discover the impressive master bedroom, a serene haven boasting ample space and a private en-suite shower room, providing a touch of luxury.

Externally, the property benefits from a private rear garden, perfect for outdoor enjoyment and al fresco dining. Further enhancing its appeal are two dedicated parking spaces located at the front of the house, ensuring convenience for residents and visitors alike.

Viewings are strongly advised to appreciate all this property has to offer.

The accommodation comprises:

LOUNGE 12'6 x 17'2 (3.81m x 5.23m)

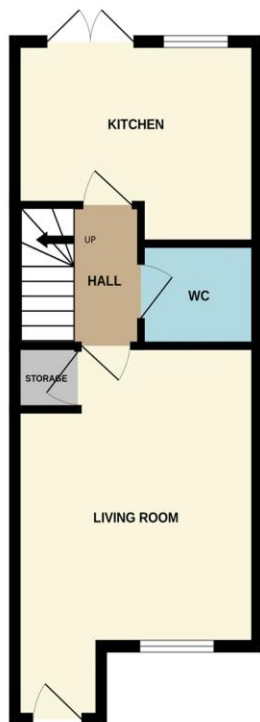
INNER HALL

CLOAKROOM

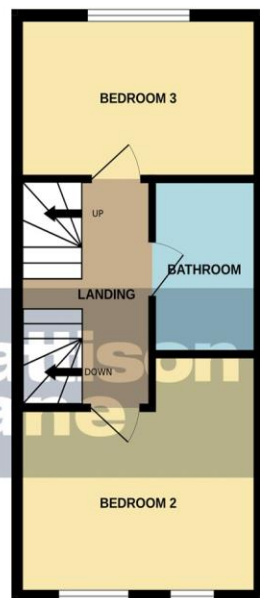
KITCHEN 12'6 x 8'2 max (3.81m x 2.48m)



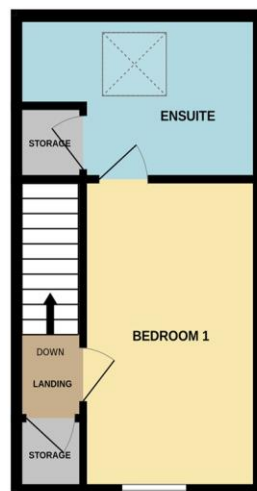
GROUND FLOOR



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.
Made with Metropix ©2025

FIRST FLOOR LANDING

BEDROOM TWO 11'4 narrowing to 8'10 x 12'6
(3.45m narrowing to 2.69m x 3.81m)

BEDROOM THREE 12'6 x 7'8 (3.81m x 2.33m)

BATHROOM 5'6 x 8'2 (1.67m x 2.48m)

SECOND FLOOR LANDING

BEDROOM ONE 14'7 x 9' (4.44m x 2.74m)

EN SUITE 11'9 x 7'6 (3.58m x 2.28m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Management charge to be confirmed

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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

 01536 524425

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

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206320 - 0004

