



Bryant Road, Kettering **Freehold** £220,000

**Pattison
Lane**

Key Features

 **3**  **1**  **D**  **B**

- Three Bedroom Semi Detached Home
- NO ONWARD CHAIN
- Three Reception Rooms
- Garage
- Modern Fitted Bathroom

Available with no onward chain, this extended three-bedroom semi-detached home on Bryant Road, Kettering, offers spacious accommodation, a generous garden, and exciting potential to improve and add value.

The property is situated in a convenient and well-connected residential area of Kettering, just a short walk from a wide range of local amenities, schools, and green spaces. Commuters will appreciate excellent transport links, with easy access to the A14 and Kettering Train Station, where direct trains to London St Pancras take around an hour.

Set back from the road, the property features off-road parking via a shared driveway, leading to a detached garage ideal for storage, hobbies, or



workshop use. The generous rear garden is a private space, mainly laid to lawn, bordered by mature trees and shrubs and offering ample room for outdoor entertaining and family activities.

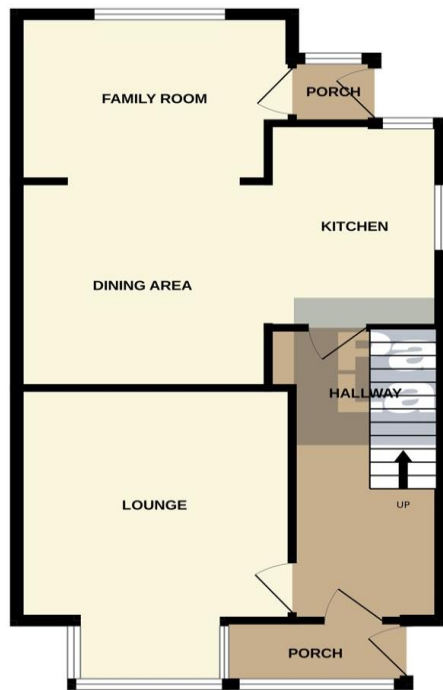
A practical front porch offers the perfect spot for coats and shoes and leads into a recently decorated hallway. The bay-fronted living room is spacious and inviting, ideal for relaxing evenings with the family. The rear of the property has been thoughtfully extended to create an open-plan kitchen, dining, and family room. This is the heart of the home, featuring a range of fitted units, a breakfast bar, and ample space for a dining table and further seating.

Upstairs, you'll find three well-proportioned bedrooms, all capable of accommodating a double bed. The recently refitted family bathroom features a stylish white suite, including a bath with a shower over, a low-flush WC, a pedestal wash basin, and a chrome heated towel rail.

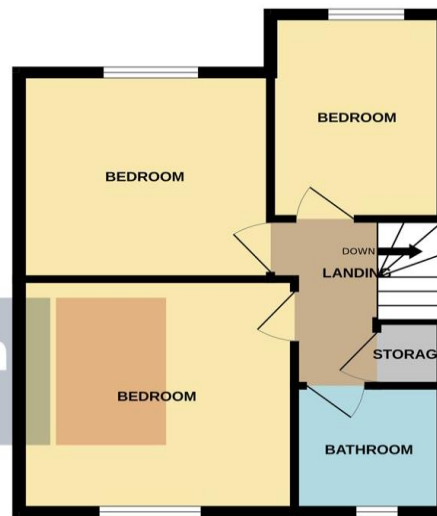
This home is a perfect blend of comfortable living and exciting potential. Viewing is highly recommended to appreciate the space and opportunity on offer.



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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The accommodation comprises:

ENTRANCE PORCH

HALLWAY

LOUNGE 11'11 max x 11'10 plus bay (3.63m x 3.60m)

KITCHEN / DINING ROOM 18'9 x 10'5 max (5.71m x 3.17m)

FAMILY ROOM 9'11 x 8'7 (3.02m x 2.61m)

REAR PORCH

FIRST FLOOR LANDING

BEDROOM 12' max x 11'11 (3.65m x 3.63m)

BEDROOM 11' x 10'6 (3.35m x 3.20m)

BEDROOM 10'6 x 7'5 (3.20m x 2.26m)

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE

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