



Scott Road, Kettering **Freehold** £325,000

**Pattison
Lane**

Key Features

 4  2  D  C

- Four Bedroom Semi Detached Family Home
- Extended Kitchen / Breakfast Room
- Open Plan Living / Dining Room
- En-Suite to Master Bedroom
- Utility Room and W/C

Welcomed to the market, this well-presented four-bedroom semi - detached residence, ideally situated for effortless access to outstanding local schools, diverse amenities, and excellent road links, offering the perfect blend of space, comfort, and convenience.

Step inside and be greeted by a beautifully extended ground floor designed for modern family living. The spacious, open-plan living and dining room provides an inviting hub for relaxation and entertaining, seamlessly flowing into a bright conservatory - ideal for enjoying the garden year-round. The impressive kitchen/breakfast room is a true highlight, offering ample space for culinary adventures. A separate utility room, convenient guest WC, and a substantial integral single garage complete the ground floor, adding to the home's practicality.



Upstairs, you'll find four well-proportioned bedrooms. Three generous double bedrooms offer comfortable retreats, while the master bedroom boasts a private en-suite bathroom for added luxury. A family bathroom serves the remaining bedrooms, ensuring comfort for all.

Outside, the property truly shines with a beautifully landscaped rear garden, providing a serene outdoor oasis perfect for al fresco dining or family fun. A convenient side gate offers easy access, and the front of the property features a spacious driveway with ample parking for multiple vehicles.

Early viewings are highly recommended to fully appreciate the generous proportions of this remarkable family home!

The accommodation comprises:

ENTRANCE PORCH

HALLWAY

LIVING ROOM 11'5 plus bay x 10'10 (3.47m x 3.30m)

DINING ROOM 10'10 (3.30m)

CONSERVATORY 9'7 x 8'5 (2.92m x 2.56m)

KITCHEN / BREAKFAST ROOM 18'7 max x 11'8 max (L shaped room) (5.66m x 3.55m)

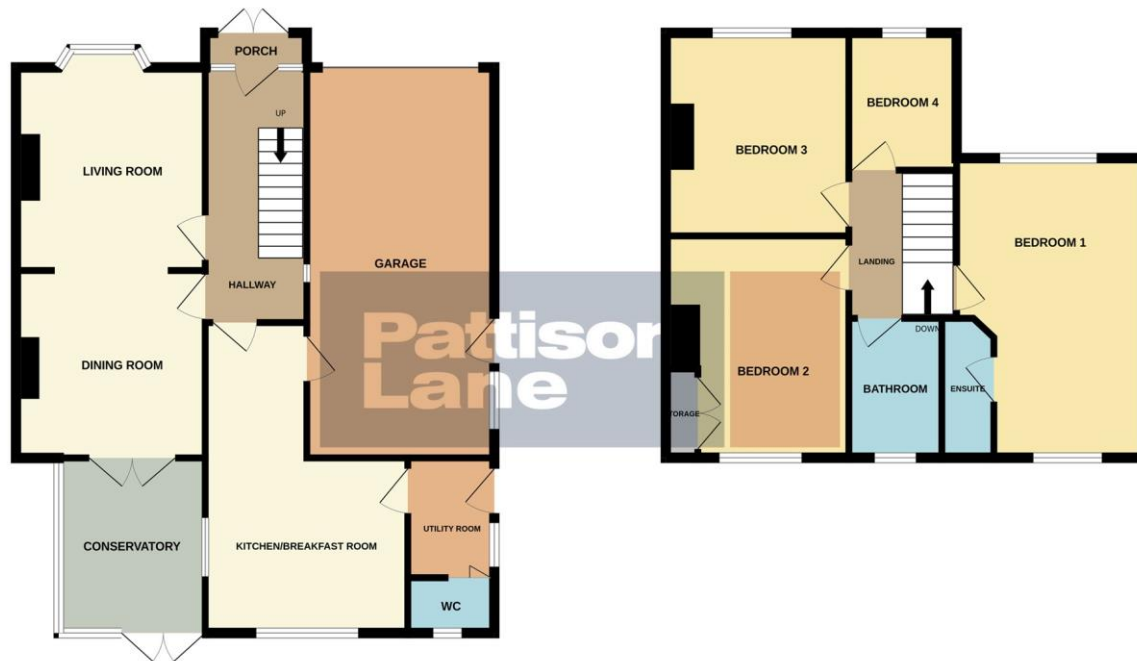
UTILITY ROOM 6'9 x 5'9 (2.05m x 1.75m)

CLOAKROOM



GROUND FLOOR

1ST FLOOR



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FRIST FLOOR LANDING

BEDROOM ONE 10'8 narrowing to 7'3 x 16'10 max
(3.25m narrowing to 2.20m x 5.13m)

EN SUITE

BEDROOM TWO 12'5 x 10'1 plus recess (3.78m x 3.07m)

BEDROOM THREE 11'5 x 10'7 (3.47m x 3.22m)

BEDROOM FOUR 6'2 x 7'9 (1.87m x 2.36m)

BATHROOM 7'10 x 5'4 (2.38m x 1.62m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

GARAGE 21'11 x 10'9 (6.68m x 3.27m)

REAR GARDEN

To view this property call Pattison Lane on:
01536 524425

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