



Hedgehog Drive, Rothwell **Freehold** £315,000

**Pattison
Lane**

Key Features

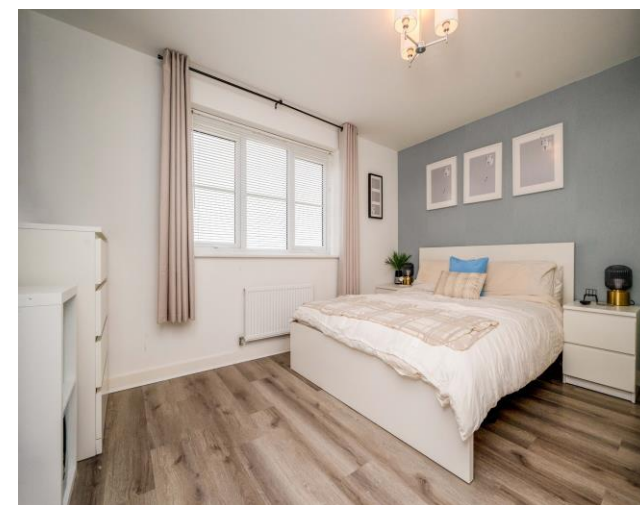
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- Three Bedroom Detached Family Home
- Garage & Driveway
- En Suite To Master Bedroom
- Spacious Living Room
- Downstairs Cloakroom

Impressive Detached Home in Desirable Rothwell Location! Occupying an enviable plot overlooking a small green, this impressive three-bedroom detached home is situated within a sought-after Rothwell development.

The property is just a short stroll from the vibrant heart of the town, offering a selection of great restaurants and amenities, with excellent transport links to Kettering and Market Harborough for mainline rail travel.

Welcomed via the entrance hallway the ground floor accommodates a spacious living room, providing a comfortable area for the whole family. An open plan Kitchen / Dining Room is the true heart of the home; this social space is finished with tiled flooring and a range of shaker-style base



and eye-level units. It includes an integrated single oven, gas hob with extractor, a composite sink, and ample room for a fridge/freezer and dishwasher. There's plenty of space for a formal dining table, complemented by patio doors leading directly to the garden. A separate utility room and convenient W/C for everyday use.

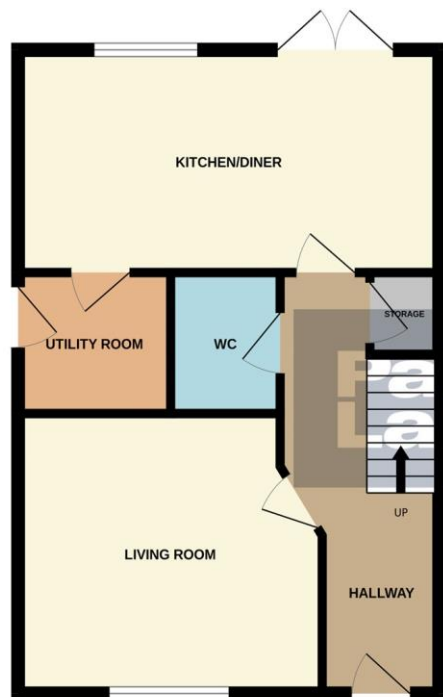
Upstairs, you'll find three generous double bedrooms. The master bedroom benefits from a sleek en-suite with a glass-enclosed shower, low-level WC, and heated towel rail. The main bathroom offers a panel-enclosed bath and modern sanitary ware.

Outside, the home provides parking for three vehicles in front of a single garage with power and lighting. The front is neatly laid to lawn overlooking the green. The private rear garden is designed for outdoor entertaining, featuring a patio area, a low-maintenance pebbled section, and a neatly laid lawn.

Viewings are highly advised to appreciate all this property has to 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 HALL

CLOAKROOM

LIVING ROOM 12'9 max x 11'7 max (3.88m x 3.53m)

KITCHEN / DINING ROOM 18' x 9'3 (5.48m x 2.81m)

UTILITY ROOM 5'10 x 6'6 (1.77m x 1.98m)

FIRST FLOOR LANDING

BEDROOM ONE 10'9 max x 12'11 narrowing to 11'10
(3.27m x 3.93m narrowing to 3.60m)

EN SUITE 5'10 x 5'9 (1.77m x 1.75m)

BEDROOM TWO 9'6 x 8'2 (2.89m x 2.48m)

BEDROOM THREE 9'7 x 9'8 (2.92m x 2.94m)

BATHROOM 6'8 x 6' (2.03m x 1.82m)

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Management Charge to be confirmed

To view this property call Pattison Lane on:
01536 524425

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