



Settlers Fields, Kettering **Freehold** £425,000

**Pattison
Lane**

Key Features



- Four Bedroom Detached Home
- Double Garage & Driveway
- Large Living Area Opening to Dining / Family Room
- Utility Room & Study
- En Suite To Master Bedroom

Tucked privately into the corner of a quiet cul-de-sac, this property boasts an enviable position on the ever-popular Leisure Village, with perfect evening strolls around the lake right on your doorstep. Practicality is assured with a wealth of off-road parking and a generous double garage.

Internally, the beautifully proportioned accommodation is finished to an excellent standard and ready to move into. The ground floor is enhanced by a fantastic extension, creating a stunning, versatile space ideal as a light-filled sitting room or sophisticated formal dining area. The heart of the home is a spacious kitchen diner, complemented by a dedicated separate study. Upstairs, the luxury continues with an impressive Master Suite, complete with a sleek, refitted en-suite sanctuary.



Combining space, style, and a truly sought-after location, this rare opportunity demands an internal inspection. Viewing is essential.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE 18'3 into bay x 11' (5.56m x 3.35m)

DINING / SITTING AREA 10'2 x 8'10 (3.09m x 2.69m)

KITCHEN / DINING ROOM 19'2 x 10'4 (5.84m x 3.14m)

UTILITY ROOM

STUDY 10'4 x 6'9 (3.14m x 2.05m)

FIRST FLOOR LANDING

BEDROOM ONE 17'3 plus wardrobe x 9'9 max (5.25m x 2.97m)

EN SUITE



GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



- BEDROOM TWO 11' x 9'9 (3.35m x 2.97m)
- BEDROOM THREE 10'4 x 8'1 (3.14m x 2.46m)
- BEDROOM FOUR 7'7 x 6'9 (2.31m x 2.05m)
- BATHROOM
- OUTSIDE
- FRONT GARDEN / DRIVEWAY
- DOUBLE GARAGE
- REAR GARDEN

AGENTS NOTE:

The property has previously had planning approved for an extension over the garage with a Juliet balcony overlooking the lake.

TOTAL FLOOR AREA: 1621 sq.ft. (150.6 sq.m.) approx.

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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01536 524425

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