



Naseby Road, Kettering **Freehold** £240,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  1  D  A

- Three Bedroom End of Terrace Home
- Gated Parking via Side and Front Access
- Double Bedrooms
- Two Reception Rooms
- Utility Room

Exceptional Three-Bedroom Family Home!
Welcome to the market! This beautifully presented and generous three-bedroom family home offers an enviable lifestyle with its substantial plot size and secure gated parking accessible from both the front and rear.

Ideally situated within close proximity to Kettering Town Centre, this home benefits from excellent access to surrounding local amenities, reputable schools, and popular road links, making commuting effortless.



Step inside via the welcoming entrance hall. The ground floor boasts flexible living space, featuring two distinct reception rooms: a spacious living room perfect for relaxing and a separate dining room ideal for family meals and entertaining. A modern, well-appointed kitchen and a convenient separate utility room complete this level, ensuring practicality for family life.

Ascending to the first floor, you will find three genuinely double-sized bedrooms, offering ample space for the whole family, and a bright, functional family bathroom.

A real highlight of this property is the substantial rear garden, providing a superb outdoor space for children to play, al-fresco dining, and gardening enthusiasts. The significant addition of gated parking to the front and rear further enhances the value and convenience of this perfect family home.

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

LOUNGE 11'10 x 17'1 (3.60m x 5.20m)

DINING ROOM 11'10 x 9'10 (3.60m x 2.99m)

KITCHEN 14'1 x 8'2 (4.29m x 2.48m)

UTILITY ROOM

FIRST FLOOR LANDING

WC

BEDROOM ONE 11'10 x 11'6 (3.60m x 3.50m)

BEDROOM TWO 9'6 x 8'6 (2.89m x 2.59m)

BEDROOM THREE 8'10 x 8'2 (2.69m x 2.48m)

BATHROOM 8'2 x 4'3 (2.48m x 1.29m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

DRIVEWAY TO FRONT AND REAR

To view this property call Pattison Lane on:
01536 524425

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