



Balfour Drive, Rothwell Kettering **Freehold** £275,000

**Pattison
Lane**

Key Features

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- Three Semi-Detached Family Home
- Substantial Corner Plot
- Single Garage and Driveway
- Spacious Living Room
- Kitchen and Separate Dining Room

Impressive Three-Bedroom Semi-Detached Family Home on a Substantial Corner Plot! Welcome to the market this exceptionally spacious three-bedroom semi-detached family residence, occupying a significant and impressive corner plot

Ideally situated within the highly sought-after market town of Rothwell, the property offers unrivalled convenience. It is within close proximity to a comprehensive range of local amenities, including independent shops, traditional pubs, and well-regarded local schools. For commuters, the location provides easy and accessible road links, ensuring a smooth journey to surrounding areas.



Upon entering the welcoming hallway, the ground floor flows seamlessly. The accommodation comprises a spacious L-shaped living room, perfect for modern family life, a well-appointed kitchen, and an open plan space designated as a formal dining room, offering excellent potential for entertaining or a home office.

The first floor is thoughtfully laid out, featuring three generous bedrooms. This includes two comfortable double bedrooms and a good-sized single. A modern family bathroom and a separate WC complete the upper level, enhancing functionality.

Externally, the property truly shines. The extensive rear garden is an excellent, large space, offering superb potential for landscaping, family recreation, or alfresco dining. To the front, there is a private driveway providing off-road parking and access to the convenient single garage.

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

LIVING ROOM 15'5 narrowing to 10'1 x 20'5 (4.69m narrowing to 3.07m x 6.22m)

SITTING / DINING ROOM 7' x 17'3 (2.13m x 5.25m)

KITCHEN 9'10 x 11' (2.99m x 3.55m)

FIRST FLOOR LANDING

BEDROOM ONE 11'6 x 10'8 (3.50m x 3.25m)

BEDROOM TWO 9'11 x 10'6 (3.02m x 3.20m)

BEDROOM THREE 8'9 x 6'7 (2.66m x 2m)

BATHROOM

SEPARATE WC

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

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01536 524425

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