



Hedgehog Drive, Rothwell, Kettering **Freehold** £375,000

**Pattison
Lane**

Key Features

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- Detached Family Home
- Four Bedrooms
- Master With En Suite
- Kitchen/Dining Room
- Bay window to Dining Room/Study

Nestled beside open green space on a popular, modern development, this recently built four-bedroom detached home is a perfect blend of comfort and style. It also comes with the peace of mind of a remaining NHBC warranty.

The heart of the home is a spacious, modern kitchen diner, complemented by a separate utility room for added convenience. The large lounge provides the ideal space for relaxing or entertaining, while a separate dining room offers flexible living. This versatile room could easily become a dedicated home office, a children's playroom, or a formal dining space-whatever suits your lifestyle. A downstairs cloakroom completes the ground floor.



Upstairs, you'll find four generously sized bedrooms. The principal bedroom is a true retreat, featuring its own private en-suite shower room. A contemporary family bathroom serves the remaining three bedrooms.

Outside, the property benefits from a private driveway and a single garage, providing ample off-road parking and storage. This exceptional home is ready to welcome its new owners.

Entrance Hall

Lounge 10'11 x 12'11 plus bay (3.32m x 3.93m)

Dining Room/Study 9'9 x 9'7 plus bay (2.97m x 2.92m)

Kitchen/Dining Room 19'8 x 10'5 (5.99m x 3.17m)

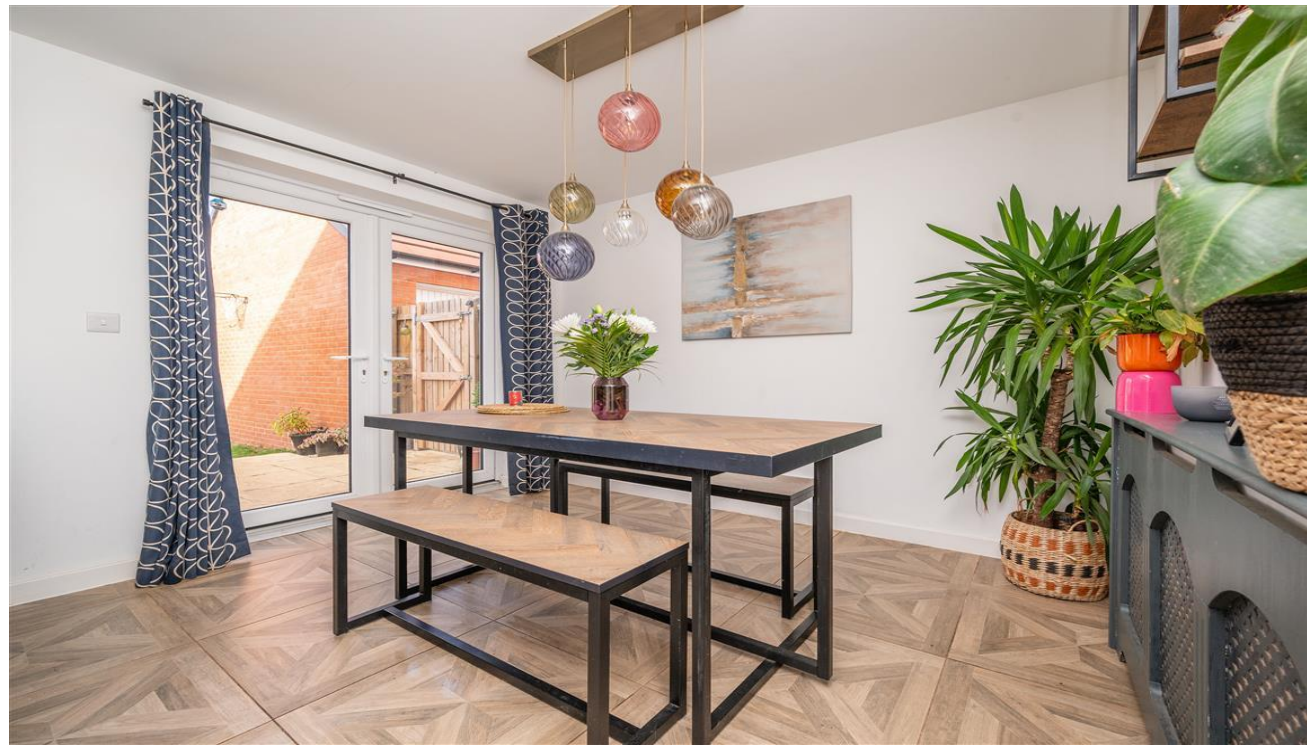
Utility Room

Cloakroom

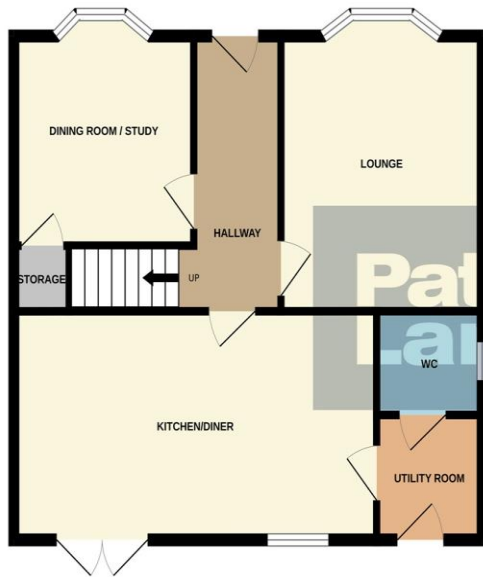
First Floor

Bedroom One 10'11 x 12'5 (3.32m x 3.78m)

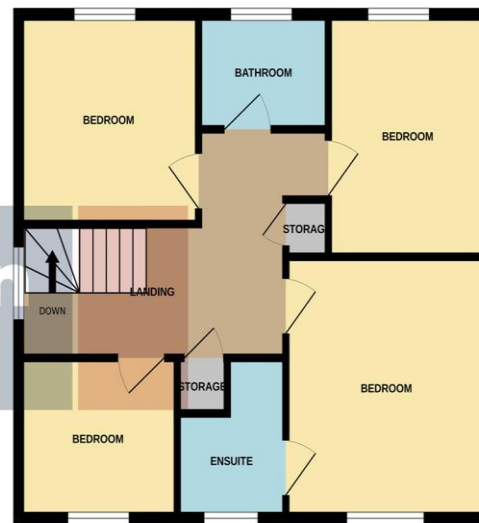
En Suite



GROUND FLOOR



1ST FLOOR



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Bedroom Two 8'8 x 11'1(2.64m x 3.37m)

Bedroom Three 9'3 x 9'7 (2.81m x 2.92m)

Bedroom Four 7'10 x 7'4 (2.38m x 2.23m)

Bathroom

Outside

Front

Driveway & Garage

Rear Garden

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 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 desborough@pattisonlane.co.uk

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