



Kettering Road, Rothwell Kettering **Freehold** £239,995

**Pattison  
Lane**



# Key Features

🛏️ 3 🚿 2 💡 C 🏠 C

- Three Bedroom Home
- NO ONWARD CHAIN
- Off Road Parking
- Downstairs WC
- Ensuite to Master Bedroom

Discover the perfect blend of style, space, and convenience in this superb, modern three-bedroom home, offered to the market with the significant advantage of no onward chain.

Located in the heart of the vibrant market town of Rothwell, you'll enjoy a thriving local community with the added benefit of rapid access to the A14 for effortless commuting.





Presented in impeccable condition throughout, this fantastic residence has been thoughtfully designed for contemporary family life and entertaining. The ground floor is a triumph of open-plan potential, featuring a sleek, modern fitted kitchen with a designated dining area. Double doors seamlessly connect this space to the spacious main lounge, creating an ideal flow for hosting gatherings and social events. For quieter moments, the comfortable living room offers a cozy retreat, opening directly onto the rear garden via elegant French doors. Practicality is covered with a convenient ground floor WC.

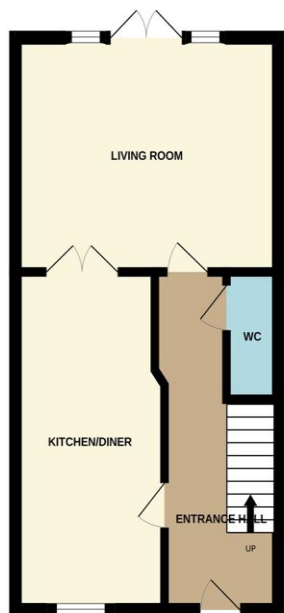
Upstairs, you'll find three generously proportioned bedrooms. The luxurious master suite is a true sanctuary, complete with a private en-suite bathroom, while a well-appointed family shower room serves the remaining two bedrooms.

The exterior is just as appealing. Step outside to a beautiful, enclosed rear garden that offers a wonderful sense of privacy and seclusion, thanks to mature surrounding trees. Crucially, a secure rear gate leads directly to your private off-road parking area, which is conveniently accessed via Evison Road.

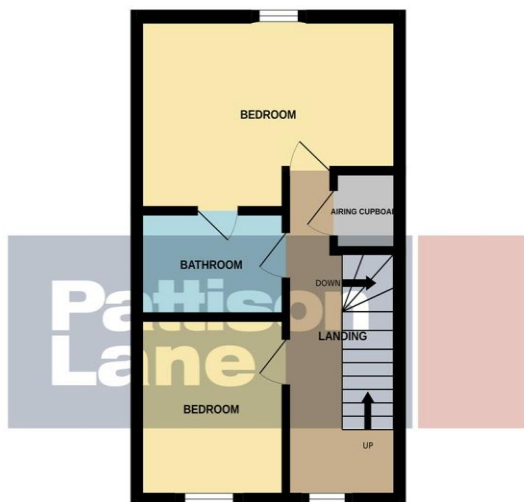
Viewing is strongly advised to fully appreciate the quality and lifestyle on offer.



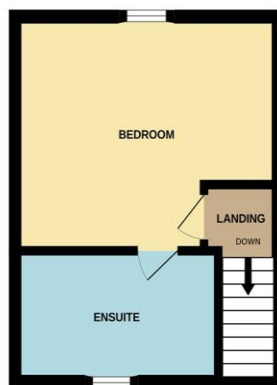
GROUND FLOOR



1ST FLOOR



2ND 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.  
Made with Metropix ©2025

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

KITCHEN / DINING ROOM 8'7 narrowing to 8' x 17'3 (2.61m x 5.15m)

LOUNGE 12'1 x 15'1 (3.68m x 4.59m)

FIRST FLOOR LANDING

BEDROOM 10' max x 12'8 plus wardrobe (3.04m x 3.86m)

BEDROOM 8'8 x 9'4 (2.64m x 2.84m)

JACK AND JILL BATHROOM 8'7 x 5'6 (2.61m x 1.67m)

SECOND FLOOR

BEDROOM ONE 10'5 max plus recess x 15'2 max (3.17m x 4.62m)

EN SUITE

OUTSIDE

FRONT GARDEN

REAR GARDEN


OFF ROAD PARKING FOR TWO CARS

To view this property call Pattison Lane on:  
**01536 430527**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 430527

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

 [desborough@pattisonlane.co.uk](mailto:desborough@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: DPL101479 - 0007

