



Derwent Crescent, Kettering **Freehold** £270,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Extended Semi Detached Home
- Four Bedrooms
- Living Room
- Dining Room
- Kitchen

Exceptional Extended Family Home in a Prime Kettering Location

Positioned in one of Kettering's most highly regarded residential areas, this substantially extended four-bedroom semi-detached home offers an outstanding blend of space, versatility, and everyday convenience.

Ideally situated just a short stroll from both the mainline train station and Kettering General Hospital, the property is perfectly placed for commuters, growing families, and healthcare professionals alike. Thanks to a thoughtful two-storey extension, the home has been significantly enhanced to provide excellent living accommodation.



The ground floor now features a dedicated dining area-perfect for entertaining or family meals-while the upper level boasts four generously proportioned bedrooms.

Outside, the property continues to impress with a private, enclosed rear garden, a dedicated driveway providing off-road parking, and a useful garage.

Properties of this size in such a sought-after location are a rare find. Early viewing is highly recommended to fully appreciate the scale and position of this fantastic home.

Entrance Hall

Living Room 12'3 max x 17'11 max (3.73m x 5.46m)

Dining Room 11'11 x 6'10 (3.63m x 2.08m)

Kitchen 11'4 x 8'4 (3.45m x 2.54m)

First Floor

Bedroom One 10'3 max x 15'5 (3.12m x 4.69m)

Bedroom Two 9'4 max x 15'4 (2.84m x 4.67m)

Bedroom Three 12'5 x 10'2 (3.78m x 3.09m)

Bedroom Four 9'9 max x 7'4 max (2.97m x 2.23m)



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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Shower Room 5'6 x 7'10 (1.67m x 2.38m)

Outside

Front Garden

Driveway & Garage

Rear Garden

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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

 01536 524425

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