



Kingsley Road, Rothwell Kettering **Freehold** £270,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  1  D  C

- Three Bedroom Semi Detached Home
- Downstairs Cloakroom
- Utility Room
- Open Plan Kitchen / Dining / Family Room
- Driveway

Commanding a prime position, this stunning three-bedroom semi-detached residence has been transformed by a substantial two-storey extension, resulting in a home of extraordinary proportions and character.



At its heart lies a breathtaking open-plan kitchen, family, and dining suite—a vibrant, light-filled hub perfect for modern entertaining.

The ground floor further boasts a sophisticated lounge anchored by a cozy log-burning stove and an elegant bay window, complemented by a practical utility room and guest WC.

Upstairs, the sense of scale continues with three generous double bedrooms and a versatile landing area perfectly suited for a home office.

Outside, the property offers seamless off-road parking to the front, while the rear reveals a professionally landscaped sanctuary featuring a bespoke outbuilding, currently serving as a creative studio.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE 11'10 plus bay x 11'11 max (3.60m x 3.63m)

KITCHEN 11'10 x 9'3 (3.60m x 2.81m)

DINING / FAMILY ROOM 10'3 x 16'4 (3.12m x 4.97m)

UTILITY ROOM



GROUND FLOOR

1ST FLOOR



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FIRST FLOOR LANDING

BEDROOM ONE 10'2 plus recess 10'10 (3.09m x 3.30m)

BEDROOM TWO 10' max x 11'2 (3.04m x 3.40m)

BEDROOM THREE 10' max x 10'1 (3.04m x 3.07m)

BATHROOM

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
01536 524425

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