



Ladybower Close, Kettering **Freehold** £240,000

**Pattison
Lane**

Key Features

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- Three Bedroom Semi Detached Home
- Driveway
- Conservatory
- Downstairs Cloakroom
- Close Proximity to Kettering General Hospital

This three-bedroom semi-detached property occupies a prime position at the head of a private cul-de-sac within a highly sought-after residential enclave near Kettering General Hospital.

Combining a quiet location with exceptional convenience, the home is fronted by a driveway for two vehicles providing essential off-road parking.



Ground Floor

The interior is thoughtfully arranged for modern living, beginning with a generous living room that serves as a comfortable central hub. The heart of the home is the open-plan kitchen diner, which features a breakfast bar and a dedicated dining area.

Sliding doors lead from the dining area into a bright conservatory, offering an additional versatile reception space with views of the greenery. The ground floor is completed by a practical guest WC.

First Floor & Exterior

- Sleeping Quarters: Upstairs, the landing leads to three well-proportioned bedrooms, providing ample space for a growing family or a home office setup.
- Bathroom: A well-appointed family bathroom serves the first floor.
- Gardens: To the rear, the property boasts a notably private garden. The outdoor space features a paved patio area-ideal for alfresco dining-and tiered levels with mature shrubbery that provide a natural screen from neighbouring homes.

With its excellent proximity to local amenities and tucked-away position, this home is expected to attract significant interest.

Internal viewing is highly recommended.



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

CLOAKROOM

LOUNGE 12'2 max x 14'2 max (3.70m x 4.31m)

KITCHEN / DINING ROOM 15'6 x 9'11 (4.72m x 3.02m)

CONSERVATORY 9'6 max x 8'2 max (2.89m x 2.48m)

FIRST FLOOR LANDING

BEDROOM ONE 15'6 into wardrobe x 8'6 (4.72m x 2.59m)

BEDROOM TWO 9'3 x 8'11 (2.81m x 2.71m)

BEDROOM THREE 5'6 x 8'11 (1.67m x 2.71m)

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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