



St. Marys Road, Kettering **Freehold** £215,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

 3  1  D  A

- Three Bedroom Semi - Detached Home
- Conservatory
- Refitted Kitchen / Breakfast Room
- Presented in Fantastic Order Throughout
- Close to Local Schools

Occupying an elevated position that affords both an open outlook and a rare sense of privacy, this three-bedroom semi-detached residence has been considerably improved by the current owners to create a stylish and functional family home.

## The Ground Floor

Upon entering, the hallway leads into a bright and inviting Lounge, designed for both relaxation and entertaining. To the rear, the heart of the home is the beautifully refitted Kitchen/Breakfast Room, which has been modernised to a high standard, offering a sleek, contemporary space for culinary enthusiasts. Extending the living space further is a generous Conservatory, which serves as a seamless bridge between the interior and the private outdoor space.



## The First Floor

The upper level comprises three well-proportioned bedrooms, each thoughtfully laid out to maximise space and light. These rooms are served by a central landing, maintaining a classic and efficient floor plan suitable for growing families or professionals alike.

## Exterior & Gardens

One of the standout features of this property is the large, private rear garden. Offering an excellent degree of seclusion, the outdoor space provides a versatile canvas for gardening, play, or alfresco dining. To the front, the property's raised vantage point ensures a pleasant, open vista.

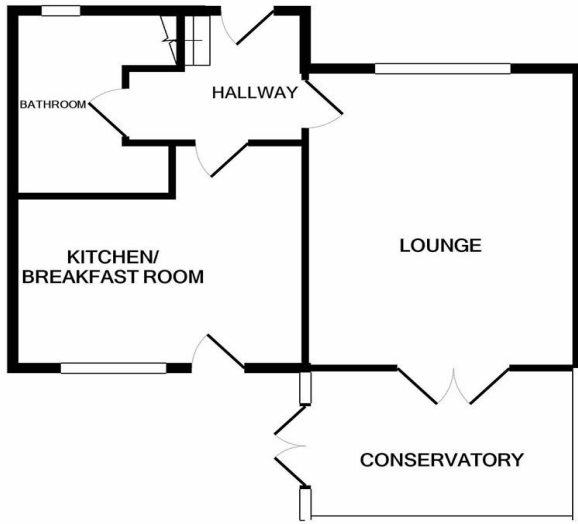
## Key Highlights:

- Significantly Upgraded: Contemporary kitchen and modernised interiors throughout.
- Living Space: Spacious lounge plus an additional conservatory.
- Privacy: Elevated front aspect and a substantial, private rear garden.
- Location: Situated in a desirable position with an open outlook.

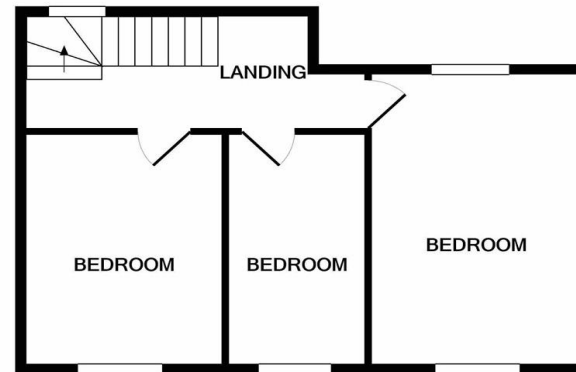
Viewing is highly advised to fully appreciate the quality of the finish and the unique position of this home.



GROUND FLOOR



1ST FLOOR



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The accommodation comprises:

ENTRANCE HALL

LOUNGE 11' max x 14'5 (3.35m x 4.39m)

CONSERVATORY

KITCHEN/ BREAKFAST ROOM 13'9 x 10'9 max  
(3.88m x 3.27m)

GROUND FLOOR BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE 14'3 x 9'6 max (4.34m x 2.89m)

BEDROOM TWO 11'3 x 9' (3.43m x 2.74m)

BEDROOM THREE 11'5 x 6'3 (3.47m x 1.90m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

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**01536 524425**

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