



Avenue Terrace, Kettering **Freehold** £270,000

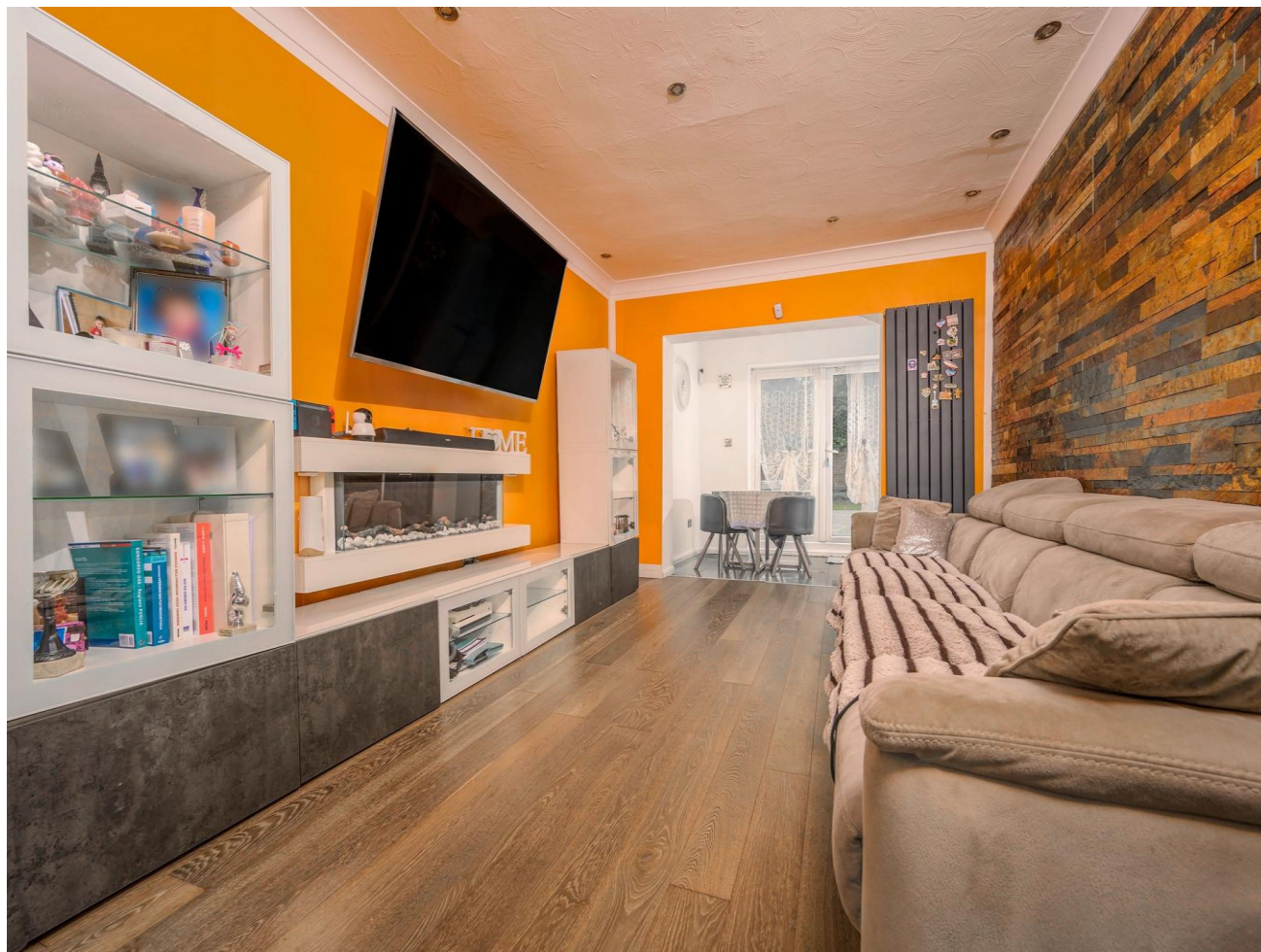
**Pattison
Lane**

Key Features

 3  1   A

- No Onward Chain
- Exceptional Three Bedroom Family Home
- Single Garage and Driveway
- Newly Fitted Kitchen / Breakfast Room
- Open Plan Living and Dining Room

Welcomed to the market with No Onward Chain, this exceptional three-bedroom family home occupies an enviable corner plot within a secure, gated driveway. Beautifully presented and move-in ready, the property effortlessly combines modern style with practical family living.



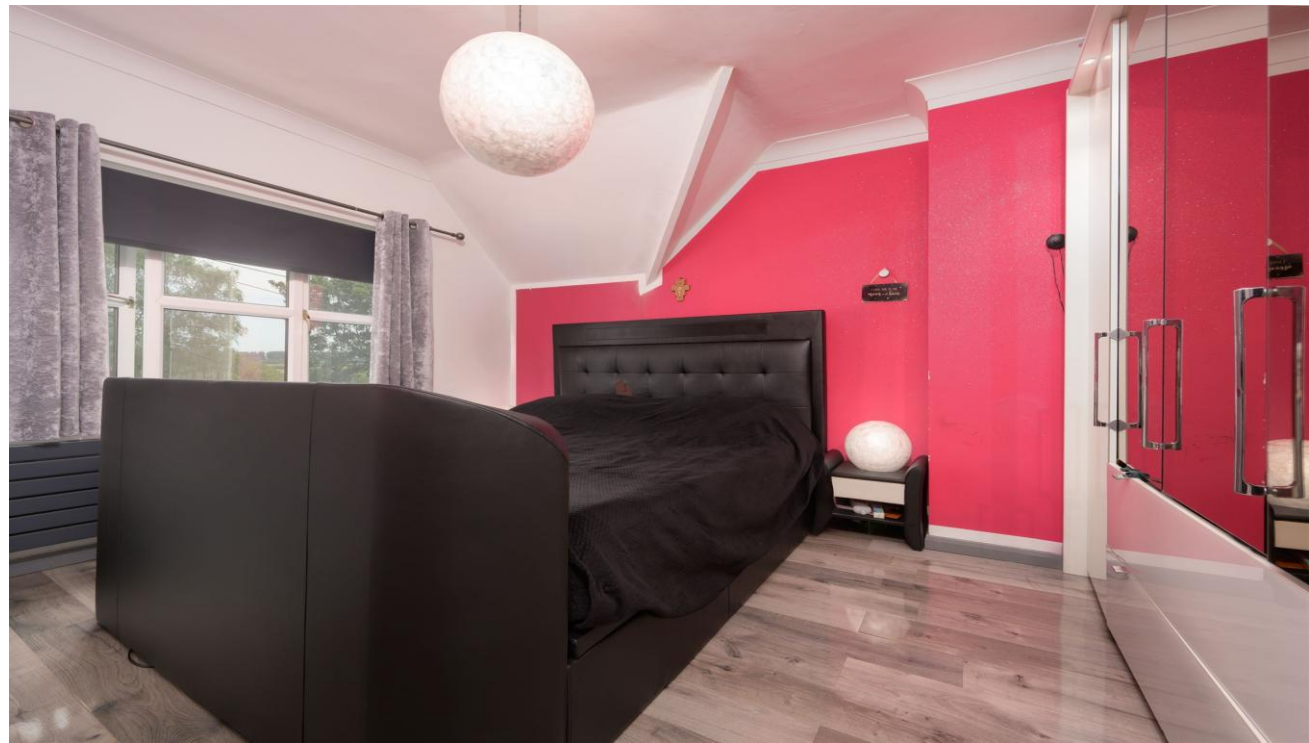
Greeted via a welcoming entrance hall sets the tone for the home, leading into a bright and spacious open-plan living and dining area-perfect for both relaxed family evenings and entertaining guests. The heart of the home is the newly updated kitchen / breakfast room, sleekly modernised with integrated appliances (including a fridge, freezer, and dishwasher). From the breakfast area, elegant French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient guest W.C. and practical storage complete the ground floor layout.

To the first floor, the property boasts three well-proportioned bedrooms. Two are generous doubles, while the third offers excellent versatility as a comfortable single bedroom, dedicated home office, or dressing room. A contemporary family shower room serves this floor.

The exterior is a standout feature of this home. The beautifully landscaped, fully enclosed rear garden offers a private oasis for outdoor dining.

To the front, a neat garden sits alongside a private single garage, all secured within the gated perimeter.

Viewings are highly advised to appreciate all this home has to offer!



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

SITTING / DINING ROOM 11'6 x 9'5 plus bay (3.50m x 2.87m)

LIVING ROOM 15' x 10'3 (4.57m x 3.12m)

KITCHEN / BREAKFAST ROOM 16'1 max x 17'6 max (L shaped Room) (4.90m x 5.33m)

FIRST FLOOR LANDING

BEDROOM ONE 13' x 10'11 (3.96m x 3.32m)

BEDROOM TWO 10'11 x 11'6 max (3.32m x 3.50m)

BEDROOM THREE 8'3 x 7'8 (2.51m x 2.33m)

BATHROOM 7'6 x 7'6 (2.28m x 2.28m)

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

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