

Larch Road, Kettering **Freehold** £315,000

Pattison Lane

Key Features

4 2 D B

- Four Bedroom Extended Detached Family Home
- Driveway for Two Vehicles
- Conservatory
- Separate Living Room
- Open Plan Modern Kitchen / Dining Room

Welcome to the market, this impressively extended four-bedroom detached family home, ideally positioned in a sought-after Kettering neighbourhood close to top-rated schools, everyday amenities, and major commuter routes.

Greeted into the welcoming entrance hall, the ground floor opens into a separate front-facing living room ideal for evening relaxation. At the heart of the home is an updated, light-filled open-plan kitchen and dining room featuring sleek cabinetry and ample space for hosting family meals. Adding exceptional flexibility, a versatile ground-floor third bedroom doubles as a family room or home office and benefits from its own dedicated en-suite shower room. Completing the ground floor, a sun-drenched conservatory provides seamless views and access to the outdoors.







Upstairs, the first floor comprises two spacious double bedrooms alongside a well-proportioned single bedroom, all served by a sleek, modern family bathroom.

Outside, the property enjoys a manicured front lawn and a private side driveway comfortably accommodating two vehicles.
To the rear, a private, fully enclosed garden features a low-maintenance lawn, a practical storage shed, and a clever wrap-around side patio ideal for outdoor living.

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

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 11' x 11' max (3.35m x 3.35m)

DINING ROOM 10'11 x 10' max (3.32m x 3.04m)

KITCHEN 9' x 12' (2.74m x 3.65m)

CONSERVATORY 18'2 x 7' (5.53m x 2.13m)

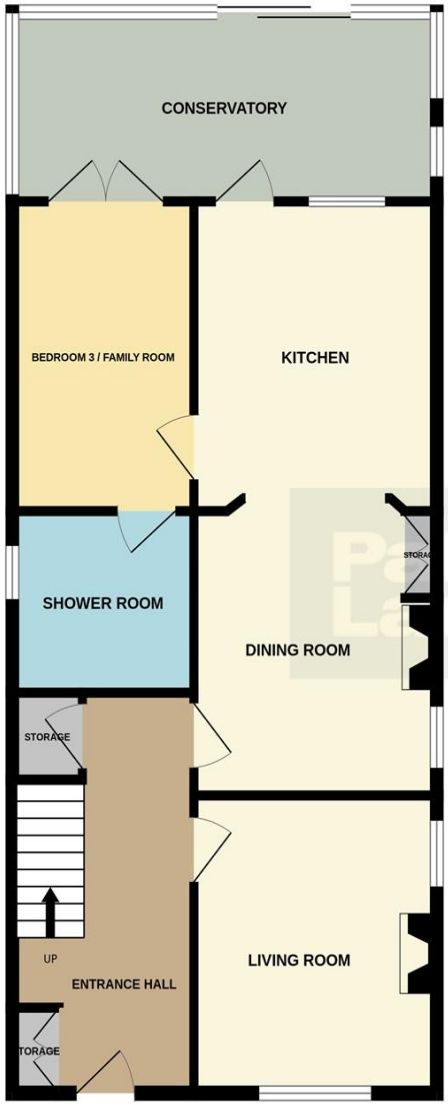
POTENTIAL BEDROOM THREE / FAMILY ROOM 12' x 7'10 (3.65m x 2.38m)

SHOWER ROOM 5' x 7' (1.52m x 2.13m)

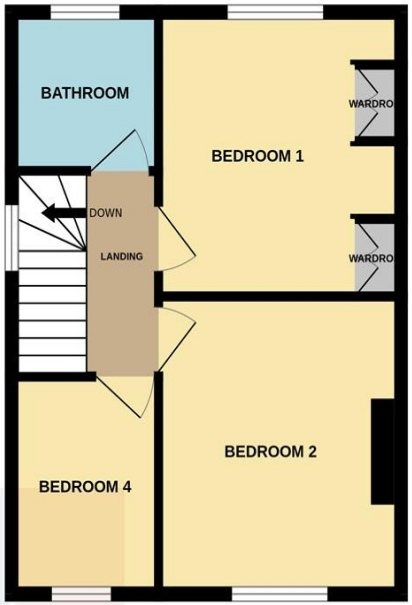




GROUND FLOOR



1ST FLOOR



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FIRST FLOOR LANDING

BEDROOM ONE 11' x 10' (3.35m x 3.04m)

BEDROOM TWO 11' x 9' (3.35m x 2.74m)

BEDROOM FOUR 7' x 8' (2.13m x 2.43m)

BATHROOM 6' x 6' (1.82m x 1.82m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

AGENTS NOTE:
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**

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