



Thornton Avenue, Barton Seagrave, Kettering **Freehold** £260,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  2  B  C

- No Onward Chain
- Sought-after Hanwood Park Location
- Semi-Detached Family Home
- Three Well Proportioned Bedrooms
- Spacious Living Room

Offered to the market with No Onward Chain, this impressive three-bedroom, semi-detached family home perfectly blends contemporary living with an unbeatable location. Situated in the highly sought-after Hanwood Park development, the property enjoys seamless access to excellent local schools, amenities, and premier transport links.



A welcoming entrance hallway guides you into the heart of the home. The ground floor boasts a bright and spacious living room, perfect for family relaxation, alongside a modern kitchen fully equipped with integrated appliances (including a fridge-freezer, washing machine, and dishwasher). A practical guest W/C completes this level.

The First-Floor features two generously proportioned double bedrooms, offering plenty of flexibility for children's rooms, guest spaces, or a home office. These are served by a sleek, modern family bathroom.

Occupying the entire top floor is the private master retreat-a beautifully bright double bedroom complete with its own dedicated en-suite shower room.

The property features a large, fully enclosed rear garden, offering a safe haven for children to play and a great space for outdoor entertaining. To the side, a private driveway provides convenient off-road parking for multiple vehicles.

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

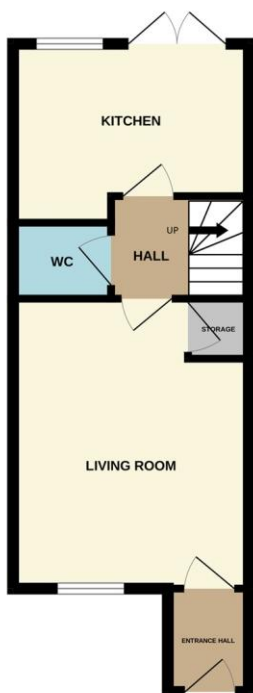
Entrance Hall

Living Room 14'8 x 11'8 max (4.47m x 3.55m)

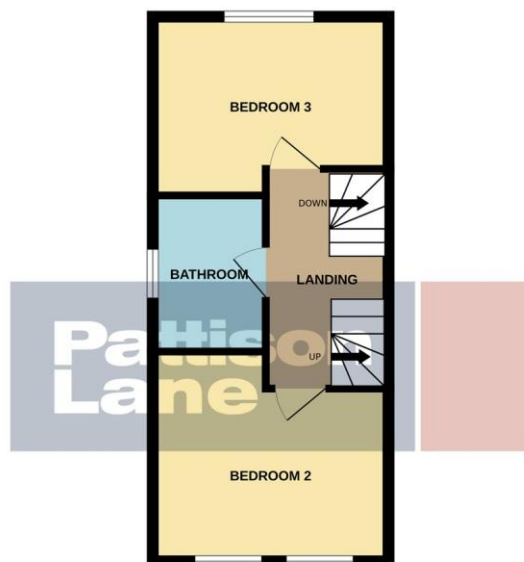
Inner Hall



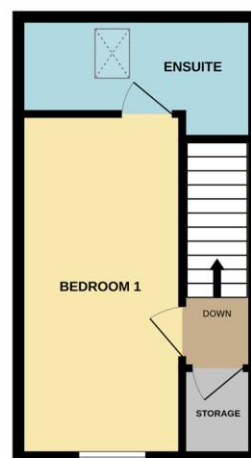
GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metroplex 5/2020

Cloakroom

Kitchen 8'9 max x 11'9 (2.66m x 3.58m)

First Floor

Bedroom Two 11'9 x 10'6 narrowing to 8'9 (3.58m x 2.66m)

Bedroom Three 11'9 x 8'10 narrowing to 7'9 (3.58m x 2.69m narrowing to 2.36m)

Bathroom

Second Floor

Bedroom One 17'4 x 8'9 (5.28m x 2.66m)

En Suite

Outside

Front

Driveway

Rear Garden

AGENTS NOTE:

Annual Service Charge - Around £200.00

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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