Lewis Road, Kettering **Freehold** £260,000 O.I.E.O.

Pattison Lane

Key Features

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- Extended Three Bedroom Semi-Detached Family Home
- Enclosed Rear Garden with Outbuilding
- Spacious Living Room
- Open Plan Dining / Family Room
- Driveway for Multiple Vehicles

Welcome to the market, this beautifully extended three-bedroom semi-detached family home, offering vibrant open-plan living, off-road parking for multiple vehicles, and a prime location within walking distance of Southfield School for Girls!

This family home opens into a welcoming entrance hallway leading to a generous, bright living room, perfect for relaxing. To the rear, the heart of the home is an impressive kitchen, and an open plan dining / family room, featuring sleek finishes and full-width bi-fold doors, this space seamlessly connects the indoors to the sunny rear garden, making it ideal for both family life and entertaining.

The First-Floor features two spacious double bedrooms and a versatile third bedroom, ideal as a child's room, dedicated home office, or dressing room. A stylish, newly fitted modern shower room serves the floor, while a fully boarded loft with easy access offers excellent extra storage.

The front boasts a substantial driveway providing comfortable off-road parking for multiple cars. To the rear, the private garden has been meticulously maintained, featuring a neat lawn and patio space perfect for outdoor dining.

Exceptionally placed for convenience, the home is a short stroll from Southfield School for Girls, local shops, and neighbourhood pubs, with excellent major road links nearby for effortless commuting.

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

The accommodation comprises:

ENTRANCE HALL

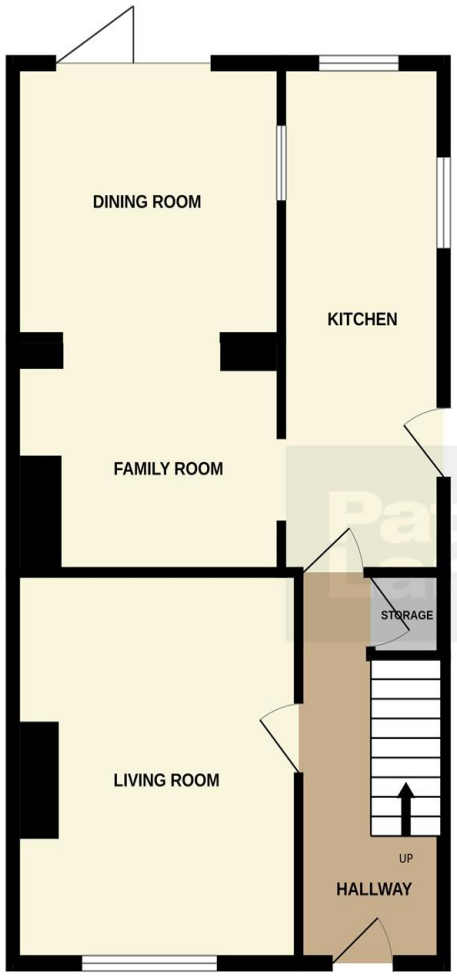
LIVING ROOM 14'2 x 11'10 (4.31m x 3.60m)

KITCHEN 7'4 x 18'6 (2.23m x 5.63m)

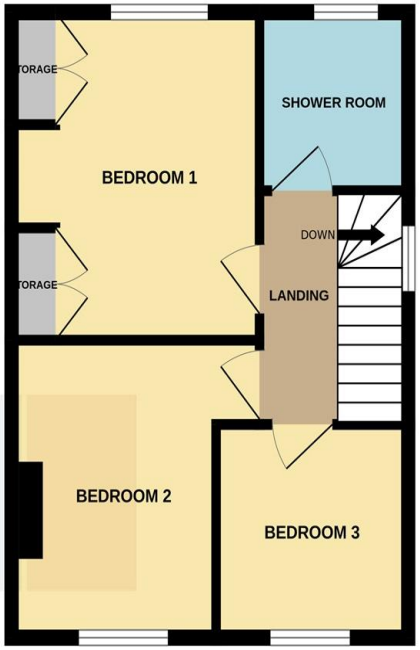
FAMILY ROOM 11'4 x 8'6 (3.45m x 2.59m)

DINING ROOM 8'7 x 9'2 (2.61m x 2.79m)

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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FIRST FLOOR LANDING

BEDROOM ONE 10'3 x 11'11 (3.12m x 3.63m)

BEDROOM TWO 10'10 plus recess x 9'10 (3.30m x 2.99m)

BEDROOM THREE 8' x 7'9 (2.43m x 2.36m)

BATHROOM 6'2 x 6'6 (1.87m x 1.98m)

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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