



**Pattison
Lane**
www.pattisonlane.co.uk
KETTERING | 01536 524425
for sale

Henley Close, Barton Seagrave Kettering **Freehold** £335,000

**Pattison
Lane**

Key Features

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- Extended Family Home
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms

Situated in a quiet cul-de-sac within the highly sought-after suburb of Barton Seagrave, this substantially extended semi-detached home provides approximately 1,500 square feet of versatile living accommodation spread across three floors.

The ground floor is designed for both relaxing and entertaining, featuring well-proportioned reception spaces that include a dedicated lounge and a spacious dining area flowing seamlessly into a large, well-appointed kitchen/breakfast room. Practicality is built into the design, with a separate utility room and a convenient ground floor WC accessed via the main entrance hallway.

The upper floors host four bedrooms, with the principal bedroom benefiting from a private en-



suite, alongside a main family bathroom to serve the additional rooms.

Externally, the property boasts front and rear gardens, a detached garage, and the rare advantage of two driveways offering ample off-road parking. Offered to the market with no onward chain, early viewing is highly advised to appreciate the scale of accommodation on offer.

Entrance Porch

Entrance Hall

Living Room 20' x 12'5 max narrowing to 9'11(6.09m x 3.78m narrowing to 3.02m)

Dining Room 10'2 x 19'11 (3.09m x 6.07m)

Kitchen/Breakfast Room 8'4 x 9'8 (2.54m x 2.94m)

Utility 6'8 x 7'6 (2.03m x 2.28m)

Cloakroom

First Floor

Bedroom One 11'4 x 10'9 (3.45m x 3.27m)



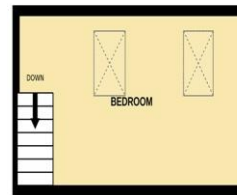
GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 sq.m.) approx.

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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En Suite

Walk in Wardrobe

Bedroom Two 12'11 x 9'11 max (3.93m x 3.02m)

Bedroom Three 6'8 x 12'2 (2.03m x 3.70m)

Bathroom

Second Floor

Bedroom Four 18'8 max x 9'8 (5.68m x 2.94m)
Restricted headroom

Outside

Front Garden

Garage & 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

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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