



Oxford Street, Kettering **Freehold** £240,000 Offers Over

**Pattison  
Lane**



# Key Features

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- Three Bedroom Semi Detached House
- Garage & Driveway
- Two Reception Rooms
- Downstairs WC
- Utility Room

Nestled in a sought-after location just moments from the vibrant heart of Kettering, this charming three-bedroom semi-detached residence is the perfect family home.

Perfectly balancing period character with modern convenience, the property boasts a stunning, south-facing mature garden, private off-road parking, and a detached garage.

Situated for modern living, this home is just a short stroll from Kettering Town Centre's local amenities and shops. For commuters, the property offers exceptional road links (A14/A43) and easy access to the mainline railway station.





Upon entering, you are greeted by a warm and inviting entrance hall that sets the tone for the rest of the home. The ground floor is designed for both relaxation and entertaining with a Bay-Fronted Living Room, a spacious and light-filled sanctuary featuring a large bay window that adds a sense of grandeur and traditional charm. A Formal Dining Room, positioned at the rear, this bright and airy space is ideal for family gatherings. Elegant French doors open directly onto the terrace, seamlessly blending indoor and outdoor living. A functional kitchen complemented by a separate, dedicated utility room to keep the main living areas clutter-free. And a convenient W/C, an essential addition for modern family life.

To the First Floor, the staircase leads to a well-proportioned landing, serving three bedrooms and the family bathroom. All bedrooms offer a unique outlook, providing ample space for a growing family. A modern Family Shower Room has been reconfigured for contemporary tastes, featuring stylish fixtures and a sleek, clean finish.

The crown jewel of this property is the magnificent south-facing rear garden. Meticulously maintained and offering total privacy, the outdoor space includes, a large, tiled patio, perfect for alfresco dining and summer hosting and manicured lawns framed by mature trees and established hedging, creating a lush, green backdrop.

Further benefits include a private driveway providing off-road parking leading to a secure single garage.



GROUND FLOOR



1ST FLOOR



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

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 13'11 x 10'8 plus bay (4.21m x 3.25m)

DINING ROOM 14'3 x 11'4 (4.34m x 3.45m)

KITCHEN 7'8 x 8'10 (2.33m x 2.69m)

UTILITY ROOM 5'7 x 4'3 (1.70m x 1.29m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 13'10 x 10'8 (4.21m x 3.25m)

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

BEDROOM THREE 7'9 x 8'9 (2.36m x 2.66m)

BATHROOM 6'7 x 7'9 (2m x 2.36m)

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?

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

 01536 524425

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