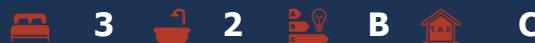




Sika Avenue, Rothwell Kettering **Freehold £265,000**

**Pattison
Lane**

Key Features



- Semi Detached Family Home
- Highly Sought After Location
- Three Bedrooms
- En Suite to Master Bedroom
- Spacious Living Room

Nestled within the highly sought-after Woodland Valley Estate in Rothwell, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern style and functional family living. Its prime location ensures you are just moments away from local amenities, while boasting exceptional road links for an effortless commute.

Upon entering, you are greeted by a spacious and inviting living room, designed for both relaxation and entertaining. This space flows seamlessly into the contemporary kitchen/dining room, which serves as the hub of the home. Flooded with natural light, the dining area features elegant French doors that open directly onto the rear garden-perfect for indoor-outdoor living. A discreetly positioned guest W/C completes the ground floor layout.



The first floor opens onto an impressive, airy landing that leads to three generously proportioned bedrooms. Uniquely for a home of this type, all three bedrooms are a good size, providing ample space for family or a home office. The master bedroom is a private sanctuary featuring a stylish en-suite shower room. A modern, well-appointed family bathroom serving the additional bedrooms completes the first floor.

The exterior of the property is just as impressive. The expansive rear garden is a standout feature-meticulously maintained and offering a large lawn paired with a paved patio area for summer dining.

For added convenience, the property includes an integrated single garage and private driveway, providing secure parking and additional storage solutions. Additional benefits include solar panels and an EV charging point.

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

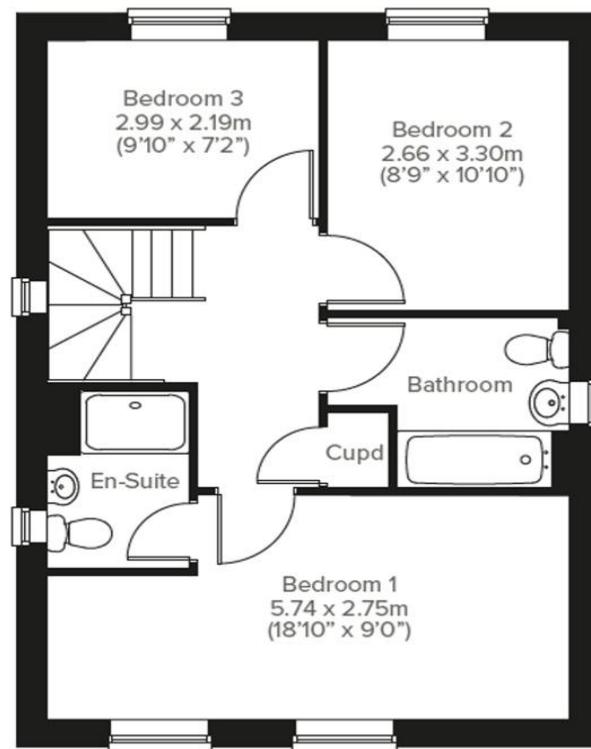
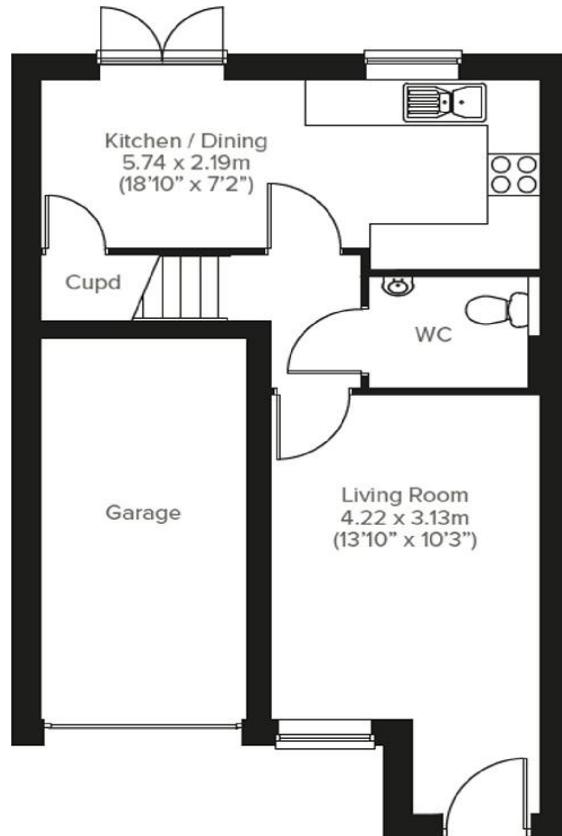
Living room - 13'10 x 10'3 (4.22m x 3.13m)

Kitchen/Dining room - 18'10 x 7'2 (5.74m x 2.19m)

Cloakroom

First Floor





Bedroom One - 18'10 x 9' (5.74m x 2.75m)

En Suite

Bedroom Two - 8'9 x 10'10 (2.66m x 3.30m)

Bedroom Three - 9'10 x 7'2 (2.99m x 2.19m)

Bathroom

Outside

Front Garden

Driveway and Garage

Rear Garden

To view this property call Pattison Lane on:
01536 524425

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home valuation.

01536 524425

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

kettering@pattisonlane.co.uk

www.pattisonlane.co.uk



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206575 - 0002

