



Lilac Place, Kettering **Freehold** £260,000

**Pattison
Lane**

Key Features

 4  1  C  B

- Four Double Sized Bedrooms
- Two Reception Rooms
- Substantial Corner Plot
- End of Terraced Family Home
- Gated Off Road Parking

Welcome to the market, occupying a substantial corner position within a quiet cul-de-sac, this significantly extended four-bedroom end of terrace family home offers an exceptional balance of space and serenity.

Perfectly positioned within a short stroll away from Kettering Town Centre and within close proximity to local shops, schools and the railway station, this home represents a prime choice for growing families and commuters alike.



The ground floor is designed for both relaxation and entertaining. A welcoming entrance hall leads to a traditional front reception room, while the heart of the home is a sprawling, dual-aspect living/dining room featuring elegant LVT flooring. The generous kitchen offers ample utility space while the bright conservatory, creates a bright and airy space, seamlessly connection to the garden.

Upstairs, the sense of scale continues with four impressively proportioned bedrooms. The principal bedroom includes integrated storage, and all are served by a comprehensive four-piece family bathroom, complete with a corner bath and a separate walk-in shower.

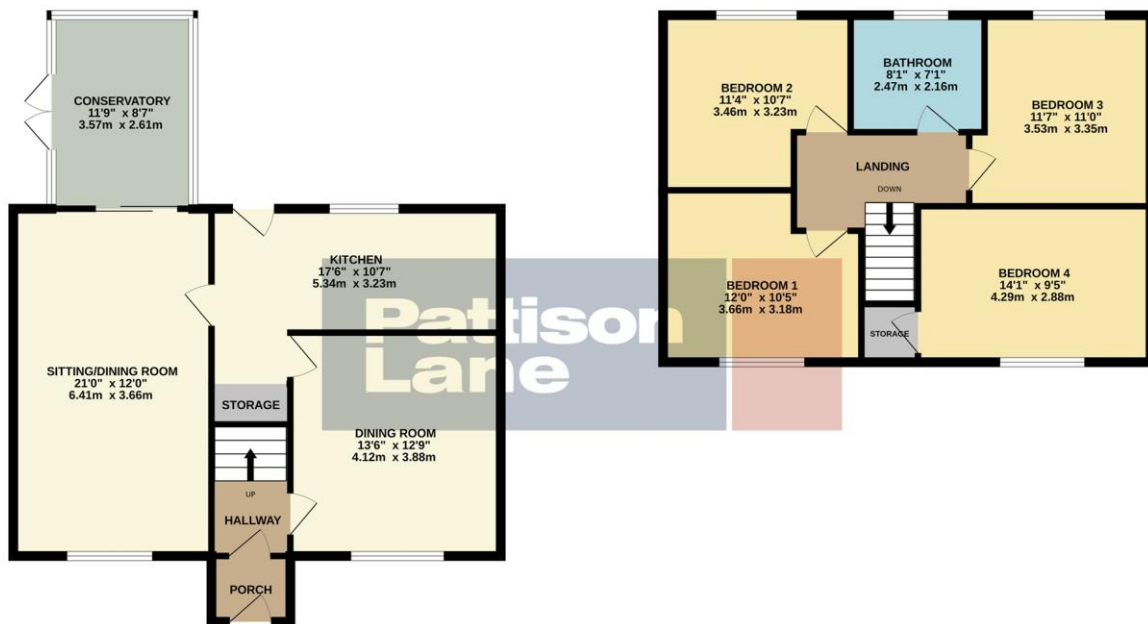
The property's corner plot ensures a wrap-around feel with low-maintenance frontage and substantial gated off-road parking for two vehicles. The private rear garden is fully enclosed by timber fencing, offering a manicured lawn and a patio area perfect for alfresco dining.

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



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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The accommodation comprises:

ENTRANCE PORCH

HALLWAY

DINING ROOM 13'6" x 12'9" (4.11m x 3.88m)

KITCHEN 17' x 7'6" (5.18m x 2.28m)

SITTING / DINING ROOM 21' x 12' (6.40m x 3.65m)

CONSERVATORY 11'9" x 8'7" (3.58m x 2.61m)

FIRST FLOOR LANDING

BEDROOM ONE 12' x 10'5" (3.65m x 3.17m)

BEDROOM TWO 12' x 10'4" (3.65m x 3.14m)

BEDROOM THREE 11'3" x 10'1" (3.42m x 3.07m)

BEDROOM FOUR 14'1" x 9'5" (4.29m x 2.87m)

BATHROOM 8'1" x 7'7" (2.46m x 2.31m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GATED OFF ROAD PARKING

To view this property call Pattison Lane on:
01536 524425

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