



Venus Avenue, Barton Seagrave Kettering **Freehold** OIEO £280,000

**Pattison
Lane**

Key Features

 3  2  B  C

- Three Bedroom Semi Detached Home
- Ample Off Road Parking
- Beautifully Presented Throughout
- En Suite to Master Bedroom
- Downstairs Cloakroom

The Interior

The true heart of the home is a remarkably bright and airy open-plan kitchen and dining space situated at the rear of the property, offering an inviting environment for both family meals and entertaining. The ground floor is completed by a welcoming entrance, a cosy lounge and a highly convenient guest WC.

Upstairs, the property continues to impress with well-proportioned bedrooms. The principal suite boasts the luxury of a private en-suite shower room, providing a peaceful retreat at the end of the day.

Exterior & Location

Externally, the property benefits from a generous



driveway providing ample off-road parking.

Perfectly positioned within the exceptionally popular Hanwood Park development, this home is surrounded by green spaces and local parks. It is conveniently close to excellent schools and will soon be just a stone's throw from the highly anticipated David Lloyd health club, adding fantastic lifestyle value to the location.

Early internal viewing is strongly advised to fully appreciate the quality and position of this remarkable home.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE 14'10 x 11' max (4.52m x 3.35m)

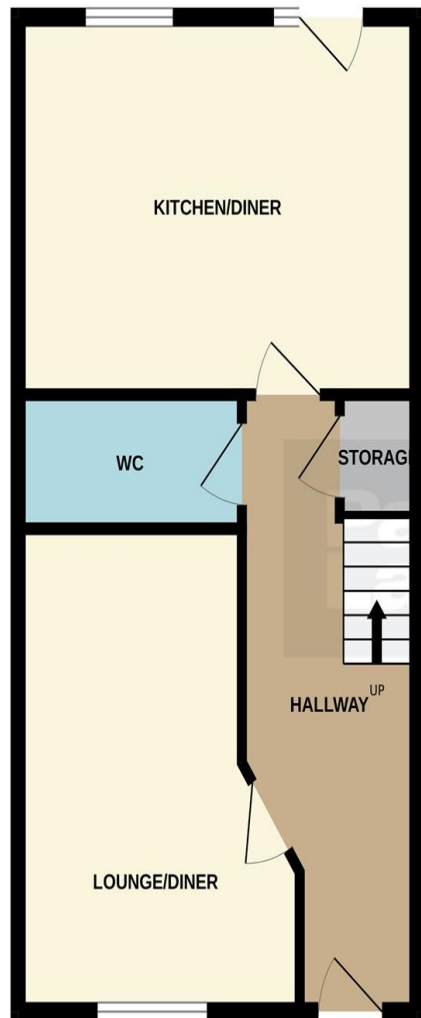
KITCHEN / DINING ROOM 15'7 x 11'7 (4.74m x 3.53m)

FIRST FLOOR LANDING

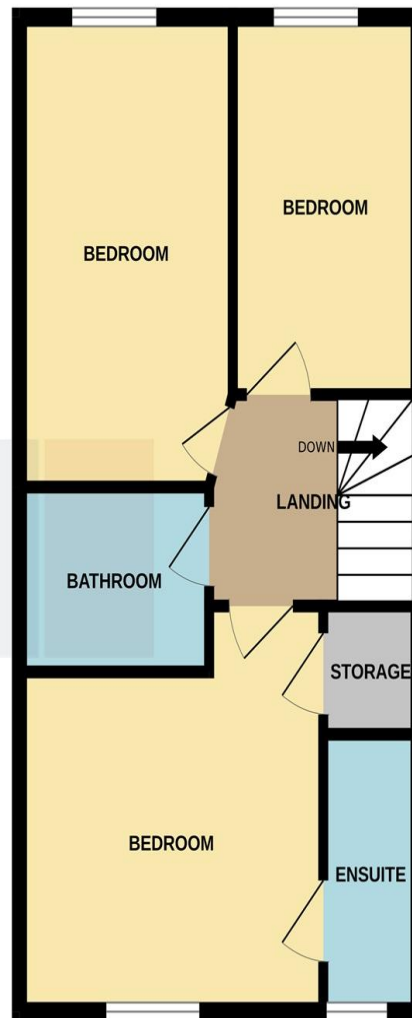
BEDROOM ONE 9'10 plus recess x 11'5 (2.99m x 3.47m)



GROUND FLOOR



1ST FLOOR



EN SUITE

BEDROOM TWO 14'5 x 8'4 max (4.39m x 2.54m)

BEDROOM THREE 11'10 x 7' (3.60m x 2.13m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Annual Management Charge - £189.68

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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