

Cornwall Road, Kettering **Freehold** £189,500

Pattison Lane

Key Features

2 1 D A

- Two Bedroom Mid Terrace Home
- Four Piece Modern Bathroom Suite
- Two Reception Rooms
- Utility / Study
- Brick Built Outbuilding in Rear Garden

Meticulously refurbished by the current owner, the home blends timeless period elegance with sophisticated, premium colour palettes and a high-quality modern finish, achieving a true 'show home' standard throughout.

Ground Floor Highlights
- Striking Entrance: An inviting entrance hall featuring beautifully painted wooden stairs with a contemporary runner effect, perfectly setting the tone for the stylish interiors within.
- Inviting Lounge: A cozy yet elegant principal reception room bathed in natural light from the classic bay window, featuring a striking focal-point fireplace complete with an impressive log-burning stove.
- Spacious Dining Room: Perfectly designed for entertaining, this stylish room features gorgeous wood flooring and a fully glazed door that frames views of the garden while flooding the space with light.







- Characterful Kitchen: A beautifully designed culinary space boasting charm and style, featuring uniquely finished, distressed-style cabinetry, sleek, high-quality countertops, and a striking contemporary extractor, perfectly marrying character with modern convenience.
- Versatile Utility/Study: Situated thoughtfully at the rear of the floorplan, this bright bonus room offers the perfect dedicated workspace or utility area, complete with pleasant garden outlooks.

First Floor Highlights
- Primary Bedroom: A generously proportioned double bedroom featuring rich wooden flooring, bespoke built-in wardrobes, and a beautiful period cast-iron fireplace.
- Second Bedroom: A charming, bright room also retaining its original period fireplace, making it a perfect guest room, nursery, or dressing room.
- Luxury Bathroom: A stunning, meticulously refitted four-piece suite featuring a statement free-standing bath and premium fixtures, offering a private, spa-like retreat.

Exterior & Grounds
- Landscaped Rear Garden: The thoughtfully designed outdoor space serves as a fantastic extension of the home. It features a spacious paved patio perfect for al fresco dining, a charming wooden pergola, and a well-maintained lawn leading to a substantial brick-built outbuilding.
- Curb Appeal: The property boasts a classic, traditional bay-fronted elevation, set back behind a neat walled forecourt that secures its highly attractive period presence on the street.

The accommodation comprises:

ENTRANCE PORCH

HALLWAY

LIVING ROOM 12' plus bay x 10'8 max (3.65m x 3.25m)

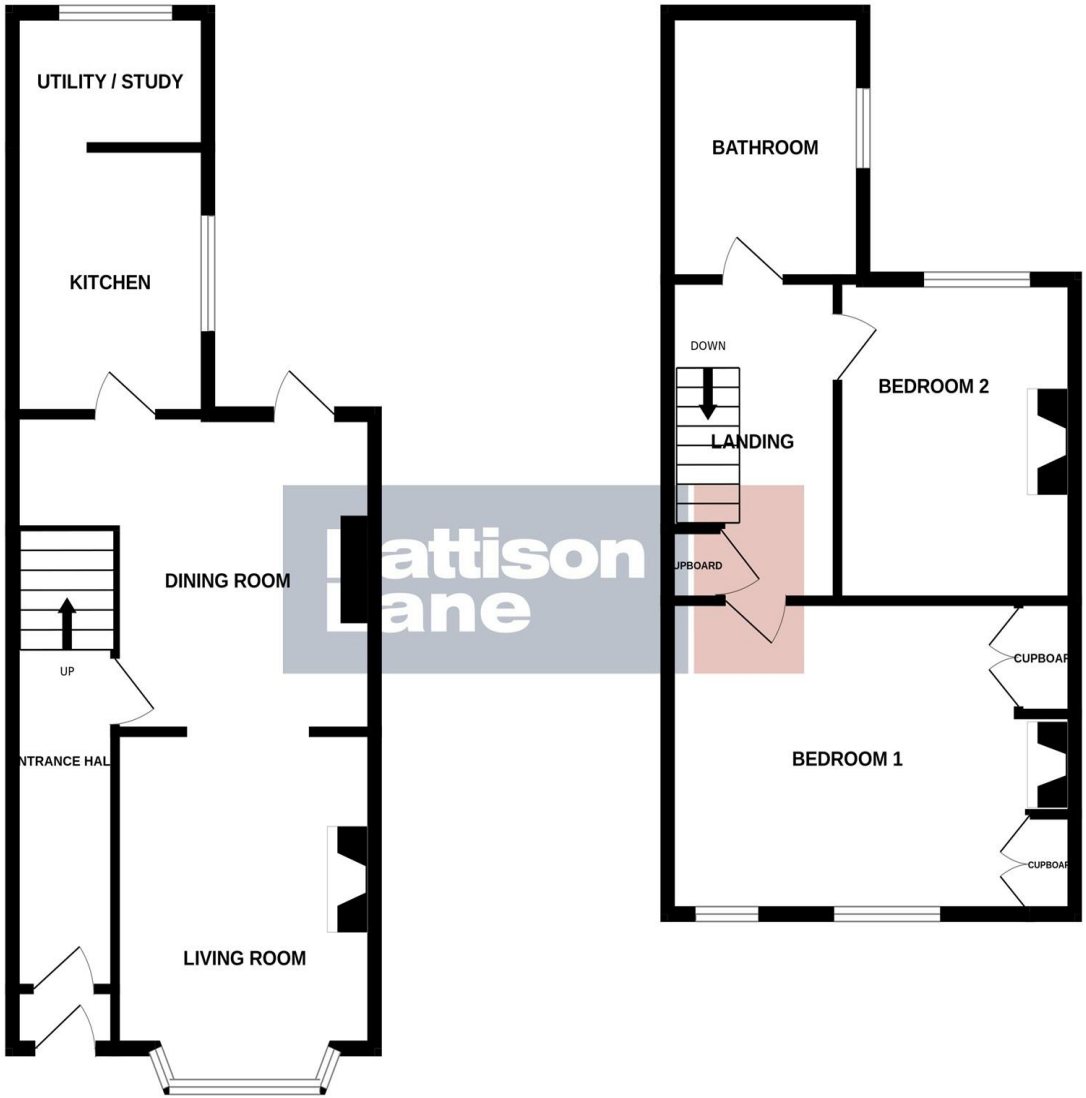
DINING ROOM 14'5 max x 11'11 (4.39m x 3.63m)





GROUND FLOOR

1ST FLOOR



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KITCHEN 10'5 x 8' (3.17m x 2.43m)

UTILITY / STUDY

FIRST FLOOR LANDING

BEDROOM ONE 14'4 max into wardrobe x 11'10 (4.36m x 3.60m)

BEDROOM TWO 12' x 9'9 max (3.65m x 2.97m)

BATHROOM

OUTSIDE

COURTYARD STYLE FRONTAGE

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.

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

kettering@pattisonlane.co.uk

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