



Churchill Way, Kettering **Freehold** £290,000

**Pattison
Lane**

Key Features



- Semi-Detached Family Home
- Three Well-Proportioned Bedrooms
- Open-Plan Living & Dining Room
- Spacious Kitchen & Breakfast Room
- First-Floor Bathroom & Ground-Floor W/C

Welcome to the market, this beautifully presented Three-Bedroom Semi-Detached Family Home is situated in the highly sought-after Ise Lodge area—a family-friendly neighbourhood known for its excellent local amenities, schools, and superb commuter links.

Step through the front door into a welcoming Entrance Hallway that sets the tone for the rest of the home. The Ground Floor Living, benefits from a distinct, cozy Living Room featuring a stylish modern panelled feature wall. Toward the rear, a spacious Dining Room with French doors opens directly onto the garden, seamlessly blending indoor and outdoor living. The generous Kitchen and Breakfast Room offer ample workspace and storage, complemented by a convenient downstairs W/C, a walk-in pantry, and direct interior access to the Single Garage.



The First-Floor features three well-proportioned Bedrooms. Two are spacious doubles, while the third versatile single room is ideal as a children's bedroom, home office, or custom dressing room. A clean, modern family Bathroom completes this level. The home has been freshly updated with brand-new carpets covering the entire first floor, alongside modern new flooring fitted across the ground floor.

The Outside Space offers a fully enclosed Rear Garden featuring a charming summer house, creating a private, secure retreat ideal for hosting family gatherings, or giving children space to play.

The front of the property offers a private driveway with comfortable parking space for two vehicles, leading directly to the attached Single Garage.

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

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 13'2 max x 12'11 max (4.01m x 3.93m)

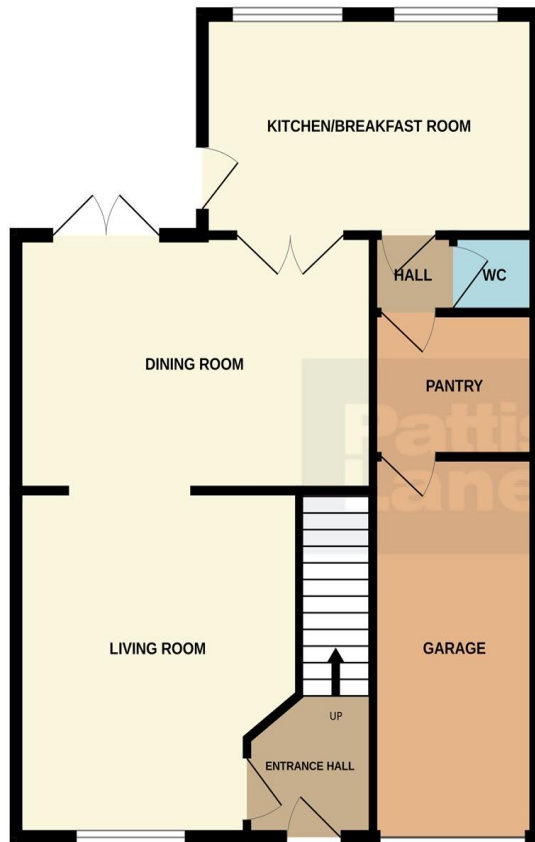
DINING ROOM 10'5 x 16'7 max (3.17m x 5.05m)

KITCHEN / BREAKFAST ROOM 9' x 15'6 (2.74m x 4.72m)

INNER HALL



GROUND FLOOR



1ST FLOOR



CLOAKROOM 3'2 x 3'10 (.096m x 1.16m)

PANTRY 7'4 x 5'10 (2.23m x 1.77m)

FIRST FLOOR LANDING

BEDROOM ONE 13'1 x 7'11 plus wardrobes (3.98m x 2.41m)

BEDROOM TWO 10'2 x 9'4 plus wardrobes (3.09m x 2.84m)

BEDROOM THREE 6'7 x 6'10 plus recess (2m x 2.08m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

GARAGE 7'7 x 15'7 (2.31m x 4.74m)

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.

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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01536 524425

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