



Burns Road, Kettering **Freehold** £260,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

 3  2  D  C

- Three Bedroom Semi Detached Home
- En Suite to Master Bedroom
- Bay Fronted
- Large Kitchen Opening to Dining / Family Room
- Beautifully Presented Throughout

Tucked away in a quiet cul-de-sac within the highly sought-after "North End" of Kettering, this stunning bay-fronted residence has been thoughtfully extended and modernised.

The property boasts a significant ground-floor extension, creating an exceptional hub for entertaining, alongside a professionally executed loft conversion.



The accommodation is accessed via a side entrance leading into a welcoming hallway. To the front, a sophisticated lounge is bathed in natural light from the large character bay window. To the rear, the home opens into an expansive, open-plan kitchen, dining, and family room. This impressive space features vaulted ceilings with exposed timber beams and Velux-style windows, creating a bright and airy atmosphere.

The first floor offers two well-proportioned bedrooms and a contemporary refitted family bathroom. The second floor is dedicated entirely to a generous master suite, providing a private sanctuary complete with a modern en-suite shower room.

Externally, the property benefits from a private, beautifully landscaped rear garden.

The accommodation comprises:

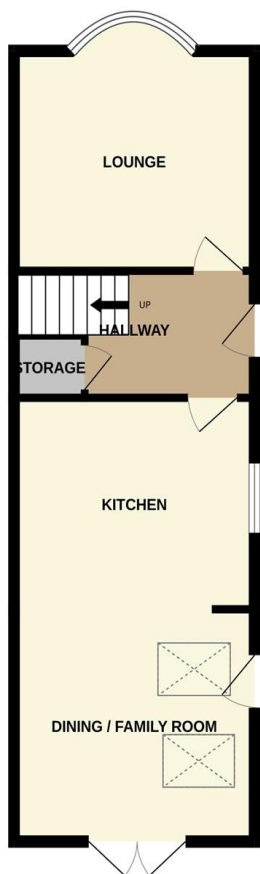
ENTRANCE HALL

LOUNGE 12'2 x 10'6 plus bay (3.70m x 3.20m)

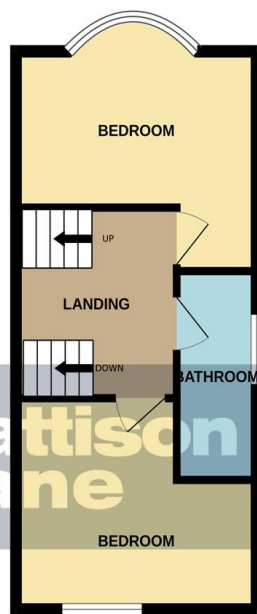
KITCHEN 12'2 x 10' (3.70m x 3.04m)



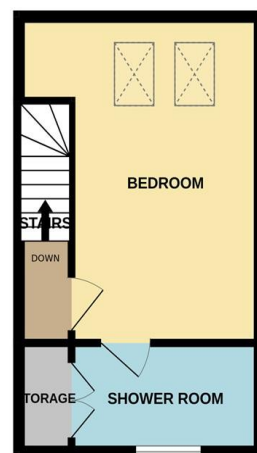
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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DINING ROOM 12'1 x 11' (3.68m x 3.35m)

FIRST FLOOR LANDING

BEDROOM TWO 12'2 x 7'3 plus recess (3.70m x 2.20m)

BEDROOM THREE 12'2 x 10' max (3.70m x 3.04m)

BATHROOM

SECOND FLOOR

BEDROOM ONE 15'6 x 10'8 max (4.72m x 3.25m)

EN SUITE

OUTSIDE

FRONT GARDEN

REAR GARDEN

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?



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

 [kettering@pattisonlane.co.uk](mailto:kettering@pattisonlane.co.uk)

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