



Sherwood Drive, Barton Seagrave Kettering **Freehold** £230,000

**Pattison  
Lane**

# Key Features



- NO ONWARD CHAIN
- Three Bedroom Semi Detached Home
- Substantial Corner Plot
- Spacious Living / Dining Room
- Single Garage and Driveway

Welcome to the market with No Onward Chain, this three-bedroom semi-detached family home occupies an impressive corner plot in the highly sought-after village of Barton Seagrave.

Perfectly positioned for modern living, the property is just a short stroll from local amenities and highly regarded schools, while offering exceptional access to major road links.

The Ground Floor comprises, a welcoming entrance hall, this space sets a bright and airy tone for the rest of the home. The substantial dual-aspect Living / Dining Room, this space is flooded with natural light, offering a versatile layout for both relaxation and formal dining. Large doors provide a seamless transition to the rear garden, perfect for indoor-outdoor entertaining. And a functional Kitchen overlooking the garden, offering plenty of scope for personalisation or modernisation to create a chef's dream.



To the First Floor, the landing leads to three well-proportioned bedrooms. Both the primary and second bedrooms are generous doubles with ample space for wardrobes. The floor is served by a family bathroom and a separate W/C-a practical layout that works brilliantly for busy morning routines.

The exterior is a standout feature of this home. Due to its corner position, the property boasts a larger-than-average enclosed rear garden, offering a private sanctuary for children to play or for keen gardeners to make their mark. A single garage provides secure storage or workshop potential, complemented by a private driveway for convenient off-road parking.

This is a fantastic opportunity for growing families or first-time buyers looking to secure a home with significant plot size and potential in a prime location.

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

The accommodation comprises:

ENTRANCE HALL

LIVING / DINING ROOM 12'3" narrowing to 9'4" x 20'4" max narrowing to 11'7" (3.73m narrowing to 2.84m x 6.19m x 3.53m)

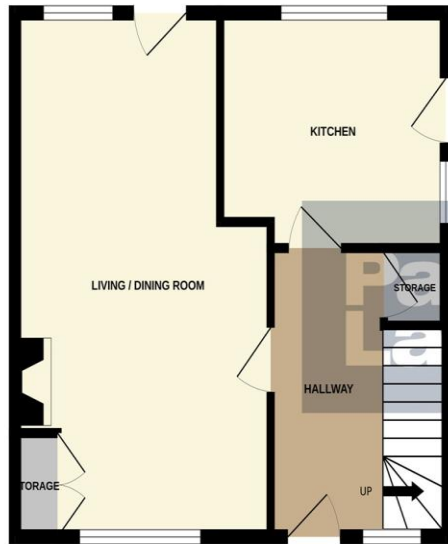
KITCHEN 12'8" max x 8'10" max (3.86m x 2.69m)

FIRST FLOOR LANDING

BEDROOM ONE 12'4" x 9'10" (3.75m x 2.99m)



GROUND FLOOR



1ST FLOOR



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BEDROOM TWO 8'11 max x 12'4 max (2.71m x 3.75m)

BEDROOM THREE 9'9 x 6'8 (2.97m x 2.03m)

BATHROOM

SEPARATE WC

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE & DRIVEWAY

AGENTS NOTE:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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

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