



St. Johns Road, Kettering **Freehold** £250,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  1  D  B

- Semi Detached Home
- Three Well Proportioned Bedrooms
- Living/Dining Room
- Conservatory
- Kitchen

Nestled in the heart of the highly sought-after Ise Lodge estate, this three-bedroom, semi-detached family home offers the perfect blend of suburban tranquillity and modern convenience. Perfectly positioned for families, the property is just a stone's throw from reputable schools, local amenities, and excellent transport links.

Welcomed via a practical entrance porch that serves as the perfect transition into the home, providing a dedicated space for coats and shoes. The heart of the home is a spacious, dual-aspect living and dining area. This versatile space is ideal for both cozy family evenings and entertaining guests. Flowing naturally from the dining area, the bright and airy conservatory offers a peaceful retreat with views across the garden, effectively extending the ground floor living space. A well-



proportioned kitchen featuring ample cabinetry and integrated storage solutions, designed for effortless meal preparation.

The first-floor hosts three well-proportioned bedrooms, each offering flexibility for family life, a home office, or guest accommodation. A contemporary shower room serves the upper floor, designed with both style and accessibility in mind.

To the rear, the low-maintenance rear garden, encourages the outdoors without the upkeep. This fully enclosed space provides a private, secure space for alfresco dining or children's play.

The property features a tidy front garden that sets it back from the road. A sizeable driveway with space for two vehicles leads to a convenient carport, ensuring off-road parking is never an issue.

Properties on the Ise Lodge estate are in high demand due to their proximity to local parks and swift access to major road networks. Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



1ST FLOOR



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Entrance Porch 5'3 x 3'3 (1.60m x 0.99m)

Entrance Hall 5'11 wide (1.80m)

Living Room 12'11 plus bay x 12'2 to fireplace (3.93m x 3.70m)

Dining Room 11' x 9' (3.35m x 2.74m)

Conservatory 7'11 x 8'2 (2.41m x 2.48m)

Kitchen 11'8 x 8'1 (3.55m x 2.46m)

First Floor

Bedroom One 11'1 x 9'2 (3.37m x 2.79m)

Bedroom Two 12'11 max x 10'2 (3.93m x 3.09m)

Bedroom Three 10' x 7'1 (3.04m x 2.15m)

Shower Room 5'5 x 8' (1.65m x 2.43m)

Outside

Driveway for off road parking

Rear Garden

To view this property call Pattison Lane on:
01536 524425

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