



Ladybower Close, Kettering **Freehold** £260,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Three Bedroom Semi Detached Home
- Driveway
- Conservatory
- Downstairs Cloakroom
- Close Proximity to Kettering General Hospital

This three-bedroom semi-detached property occupies a prime position at the head of a private cul-de-sac within a highly sought-after residential enclave near Kettering General Hospital.

Combining a quiet location with exceptional convenience, the home is fronted by a driveway for two vehicles providing essential off-road parking.

Ground Floor

The interior is thoughtfully arranged for modern living, beginning with a generous living room that serves as a comfortable central hub. The heart of the home is the open-plan kitchen diner, which features a breakfast bar and a dedicated dining area.



Sliding doors lead from the dining area into a bright conservatory, offering an additional versatile reception space with views of the greenery. The ground floor is completed by a practical guest WC.

First Floor & Exterior

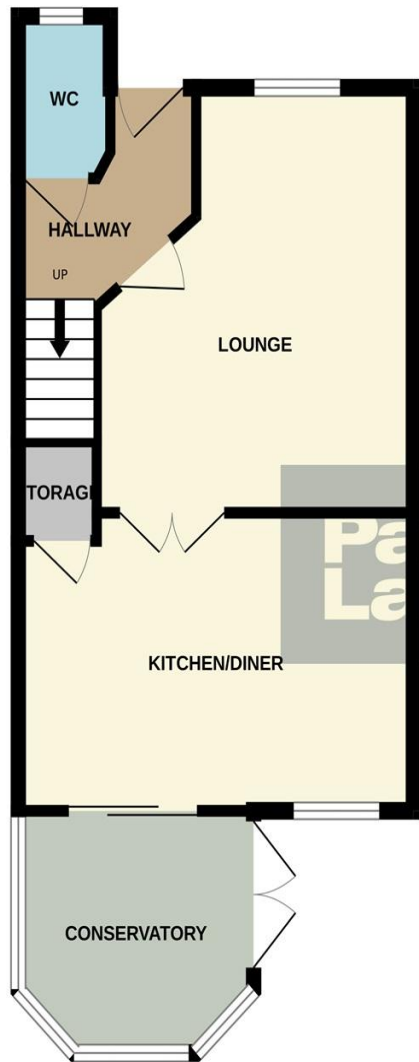
- **Sleeping Quarters:** Upstairs, the landing leads to three well-proportioned bedrooms, providing ample space for a growing family or a home office setup.
- **Bathroom:** A well-appointed family bathroom serves the first floor.
- **Gardens:** To the rear, the property boasts a notably private garden. The outdoor space features a paved patio area-ideal for alfresco dining-and tiered levels with mature shrubbery that provide a natural screen from neighbouring homes.

With its excellent proximity to local amenities and tucked-away position, this home is expected to attract significant interest.

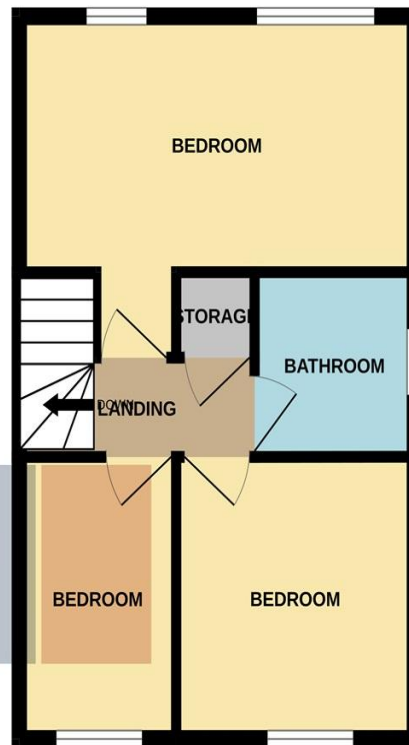
Internal viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE 12'2 max x 14'2 max (3.70m x 4.31m)

KITCHEN / DINING ROOM 15'6 x 9'11 (4.72m x 3.02m)

CONSERVATORY 9'6 max x 8'2 max (2.89m x 2.48m)

FIRST FLOOR LANDING

BEDROOM ONE 15'6 into wardrobe x 8'6 (4.72m x 2.59m)

BEDROOM TWO 9'3 x 8'11 (2.81m x 2.71m)

BEDROOM THREE 5'6 x 8'11 (1.67m x 2.71m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

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