



Park View, Kettering **Freehold** offers in excess of £325,000

**Pattison
Lane**

Key Features



- Four-Bedroom Town House
- Beautifully Presented Throughout
- Popular North End Location Overlooking Park
- Open Plan Kitchen, Living / Family Room
- En-Suite to Bedroom Two

Welcome to the market this exceptional four-bedroom townhouse, perfectly positioned in the highly desirable North End of Kettering. Boasting picturesque views over the local park, this home is within easy reach of everyday amenities, well-regarded schools, and fantastic commuter links.

Upon entering through the welcoming entrance hallway, you are greeted by an impressive open-plan living area. This space features a modern kitchen that seamlessly flows into a spacious living and family room, making it ideal for entertaining or relaxing. Double French doors lead directly out to the rear garden, filling the entire ground floor with abundant natural light, while a neatly tucked-away downstairs W/C completes this level.

Moving to the first floor, you will find the principal



bedroom, which offers a generous and tranquil space positioned for privacy. This floor also includes a comfortable fourth bedroom-perfect for a nursery, child's room, or home office-and is served by a well-appointed central family bathroom nearby.

The second floor accommodates two well-proportioned double bedrooms that occupy the top level of the home, offering plenty of space and versatility. The top-floor bedroom benefits from the added luxury of a private en-suite shower room.

To the exterior, the property features a private rear garden designed for easy upkeep and low-maintenance outdoor living. Additionally, the home comes complete with a convenient single garage and secure parking facilities.

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

ENTRANCE HALL

CLOAKROOM

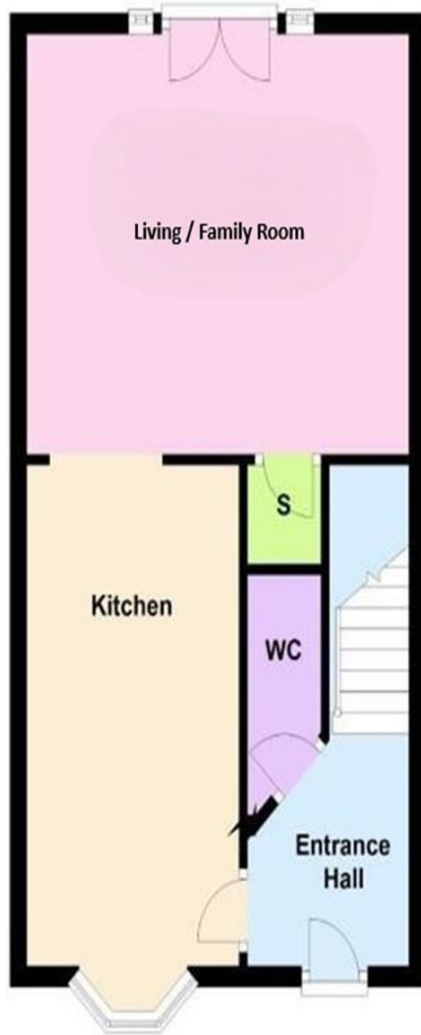
KITCHEN / BREAKFAST ROOM 15'9 x 8'5 (4.80m x 2.57m)

FAMILY / LIVING ROOM 15'2 x 13'2 (4.62m x 4.01m)

FIRST FLOOR LANDING



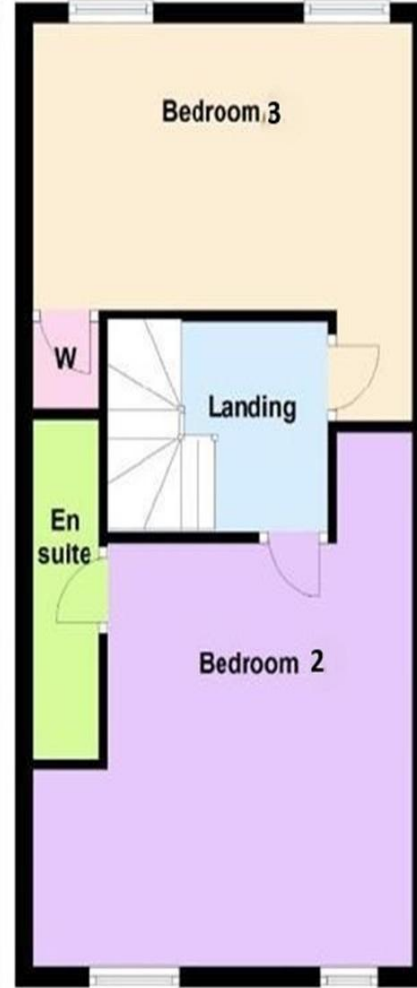
Ground Floor



First Floor



Second Floor



- BEDROOM ONE 13'4 x 11'11 (4.06m x 3.63m)
- BEDROOM FOUR / STUDY 9'10 x 8'4 (3.00m x 2.54m)
- BATHROOM 9'10 x 6'4 (3.00m x 1.93m)
- SECOND FLOOR LANDING
- BEDROOM TWO 16'4 max x 13'2 (4.98m max x 4.01m)
- EN SUITE
- BEDROOM THREE 15'3 x 13'3 max (4.65m x 4.04m max)
- OUTSIDE
- FRONT GARDEN
- GARAGE AND PARKING
- 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

To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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