



Tailby Avenue, Kettering **Freehold** £260,000 O.I.E.O.

**Pattison  
Lane**

# Key Features



- Link-Detached Home
- No Onward Chain
- Three Well Proportioned Bedrooms
- Single Garage and Driveway for Two Vehicles
- En-Suite to Master

Positioned within a sought-after residential enclave, this beautifully balanced three-bedroom link-detached style home arrives on the market with the distinct advantage of no onward chain.

Ideally situated, the property offers the perfect blend of lifestyle and convenience, with scenic nature walks, local amenities, and exceptional transport links all just moments away.



The ground floor opens into a welcoming entrance hallway, leading to a light-filled, expansive living room designed for relaxation. To the rear, the open-plan kitchen and dining room serves as the heart of the home, featuring sliding doors that blur the lines between indoor comfort and the garden. A practical guest W.C. completes the level.

Upstairs, the accommodation is equally well-considered. The generous master bedroom enjoys the privacy of a dedicated en-suite shower room, while two further bedrooms are served by a contemporary family bathroom.

Outside, the property boasts an impressively sized, enclosed rear garden-a private haven for play or entertaining. Practicality is assured with a single garage and a private driveway providing comfortable parking for two vehicles.

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 11'8 x 16'10 max (3.55m x 5.13m)

KITCHEN / DINING ROOM 14'11 x 9'1 (4.54m x 2.76m)

FIRST FLOOR LANDING

BEDROOM ONE 9'11 x 9'8 (3.02m x 2.94m)

EN SUITE

BEDROOM TWO 8'7 x 9'8 (2.62m x 2.94m)

BEDROOM THREE 6'2 x 9' (1.87m x 2.74m)

BATHROOM 6'7 x 5'6 (2m x 1.67m)

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

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

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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