Merrivale Close, Kettering **Freehold** £375,000 O.I.E.O.

Pattison Lane

Key Features

4 2 C D

- Four Bedroom Detached Family Home
- Secluded Large Corner Plot Position
- Modern Kitchen / Dining Room
- En-Suite Wet Room to Master Bedroom
- Single Garage and Driveway for Multiple Vehicles

Welcome to the market, with No Onward Chain, this exceptional four-bedroom detached family home occupies a generous, highly private plot tucked away within an exclusive enclave of just two properties.

Modernised and meticulously maintained to an exacting standard by the current owners, the property combines stylish contemporary living with practical design.

Ground Floor:
A welcoming entrance hallway sets the tone for the accommodation. The heart of the home is a sleek, open-plan kitchen and dining area, ideal for both everyday family life and entertaining. The separate living room offers a comfortable retreat, featuring sliding doors to the rear garden and an impressive bespoke media wall. A cloakroom/WC and internal access to the single garage, currently utilised as a workshop, complete the ground floor layout.

First Floor:
Upstairs features four well-proportioned double bedrooms. The master bedroom includes built-in wardrobes and a luxurious wet-room en-suite. The remaining bedrooms are served by a contemporary family shower room.

Outside:
The enclosed rear garden has been thoughtfully landscaped for low-maintenance outdoor living. It boasts a spacious paved side area, a dedicated patio for family gatherings, quality artificial turf, and a substantial summerhouse equipped with full power and lighting. To the front, an expansive driveway provides ample off-street parking for up to five vehicles.

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

The accommodation comprises:

ENTRANCE HALL

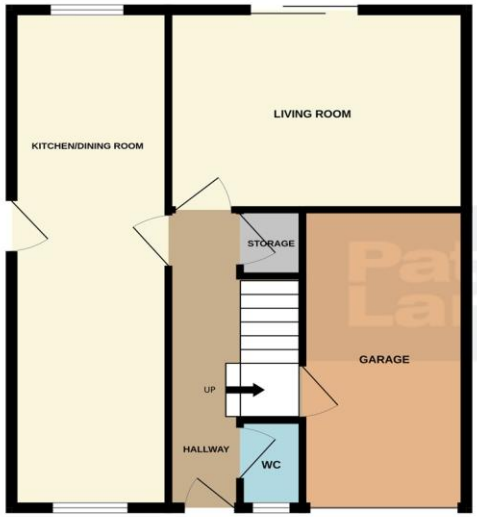
CLOAKROOM

LIVING ROOM 14'5 x 12'6 (4.39m x 3.81m)

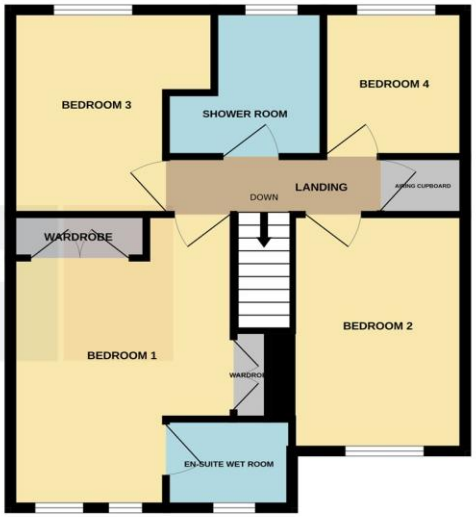
KITCHEN / DINING ROOM 8'6 x 29'1 (2.59m x 8.86m)

FIRST FLOOR LANDING

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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BEDROOM ONE 11'11 max x 16'5 max (3.63m x 5m)

EN SUITE WETROOM 5'7 x 5'7 (1.65m x 1.65m)

BEDROOM TWO 7'10 x 16'5 (2.38m x 5m)

BEDROOM THREE 12'6 x 10'8 max (3.81m x 3.25m)

BEDROOM FOUR 7'1 x 9'2 (2.15m x 2.79m)

SHOWER ROOM 7'3 max x 9'2 max (2.20m x 2.79m)

OUTSIDE

FRONT GARDEN

GARAGE 8'1 x 16'5 (2.46m x 5m) & DRIVEWAY

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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SCAN ME

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SCAN ME

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The Property Ombudsman