



John Smith Avenue, Rothwell Kettering **Freehold** £245,000

**Pattison  
Lane**



# Key Features

3 1 C B

- Three Bedroom Semi Detached Home
- Driveway
- Utility Room
- Downstairs Cloakroom
- Conservatory

Offered to the market with NO ONWARD CHAIN, this significantly enhanced three/four-bedroom semi-detached house presents an excellent opportunity for a rapid move.

The property's ground-floor accommodation has been thoughtfully remodelled, transforming the original garage space into a valuable, multi-purpose room, which could function as an ideal study, home gym, or a fourth bedroom. Essential additions also include a fitted utility room, a convenient ground-floor WC/cloakroom, and a separate, secure storage facility, ensuring maximum efficiency and comfort.





The accommodation comprises:

ENTRANCE PORCH

HALLWAY

LOUNGE / DINING ROOM 14'5 max x 20'10 max  
narrowing to 9'11 (4.39m x 6.35m narrowing to  
3.02m)

KITCHEN / BREAKFAST ROOM 9'10 x 10'6  
(2.99m x 3.20m)

CONSERVATORY 19'2 x 8' (5.84m x 2.43m)

UTILITY ROOM

SOTRE ROOM 9'2 x 6'9 (2.79m x 2.05m)

CLAOKROOM

BEDROOM / STUDY 7'2 x 11'5 (2.18m x 3.47m)

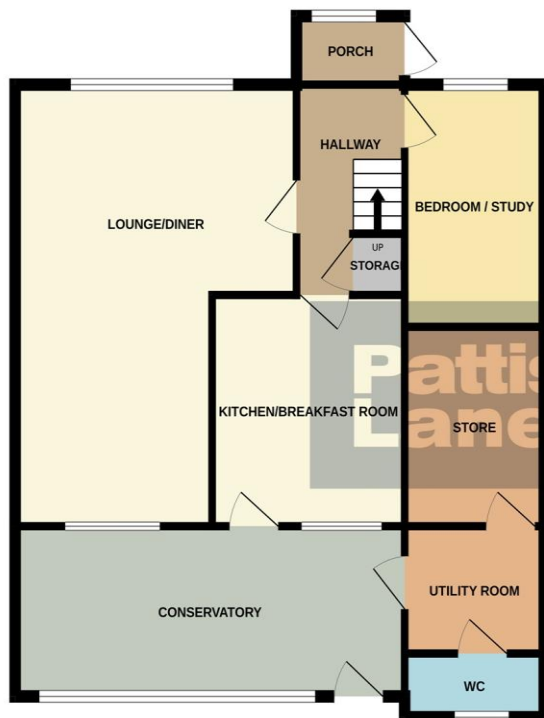
FIRST FLOOR LANDING

BEDROOM 11'2 into wardrobe max x 10'7  
(3.40m x 3.22m)

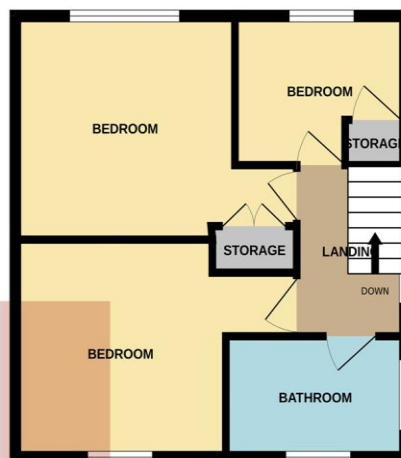
BEDROOM 10'7 max x 10' (3.22m x 3.04m)



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 8'8 max x 6'11 max (2.64m x 2.10m)

BATHROOM 9'6 x 5'5 (2.89m x 1.65m)

OUTSIDE

FRONT GARDEN / 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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