

William Street, Kettering **Freehold** £280,000

Pattison Lane

Key Features

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- Four-Bedroom Mid-Terrace Home
- Bay Fronted Open Plan Living / Dining Room
- Spacious Kitchen with French Doors
- Four-Piece Bathroom
- Well Presented Throughout

Situated on the popular, William Street, this beautifully presented four-bedroom Victorian terrace perfectly blends period charm with modern living. Located within easy reach of town centre amenities, reputable local schools, green spaces, and exceptional transport links (including easy access to the A14 and Kettering train station), this home is ideal for growing families and commuters alike.

The Ground Floor features a welcoming entryway featuring traditional character details leading into the main living areas. The Open-Plan Living & Dining Room is a spacious, light-filled dual-aspect reception room anchored by a classic bay window to the front, perfect for both relaxing evenings and entertaining guests. The Kitchen is generously proportioned with ample counter and cabinet space, featuring French doors that open directly onto the private rear garden.







To the First Floor, the impressive landing leads to the three well-appointed bedrooms and the main bathroom. Bedrooms Two and Three are two comfortable double bedrooms with plenty of room for freestanding storage. Bedroom Four is a cosy single bedroom, ideal for a nursery, dedicated home office, or a custom dressing room. This floor is completed by a spacious four-piece bathroom comprising a bath, separate walk-in shower, basin, and WC.

To the Second Floor, is a bright, expansive loft conversion flooded with natural light from overhead Velux window, complete with accessible eaves storage.

To the rear, a private, low-maintenance rear garden with a paved patio area, ideal for alfresco dining and the Versatile Outbuilding, features newly fitted double-glazed windows and full electrics, making it an ideal garden office, home gym, or workshop. To the Front, a neat, low-maintenance front garden setting the property back from the street, with convenient on-street parking available.

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

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 11'11 plus bay x 12' max (3.63m x 3.65m)

DINING ROOM 11'10 x 12' (3.60m x 3.65m)

KITCHEN 14'9 x 7'4 (4.49m x 2.23m)

FIRST FLOOR LANDING







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 TWO 11'11 x 12'3 (3.63m x 3.73m)

BEDROOM THREE 11'11 x 11'10 (3,63m x 3.60m)

BEDROOM FOUR 8'9 x 6'4 (2.66m x 1.93m)

BATHROOM 11'3 x 9'4 (3.42m x 2.84m)

SECOND FLOOR

BEDROOM ONE 17'7 max x 17' max (3.53m x 5.18m)

OUTSIDE

COURTYARD STYLE FRONT GARDEN

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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