



Burns Road, Kettering **Freehold** £250,000 O.I.E.O.

**Pattison
Lane**

Key Features

3 2 D C

- Three Bedroom Semi Detached Home
- En Suite to Master Bedroom
- Bay Fronted
- Large Kitchen Opening to Dining / Family Room
- Beautifully Presented Throughout

Tucked away in a quiet cul-de-sac within the highly sought-after "North End" of Kettering, this stunning bay-fronted residence has been thoughtfully extended and modernised.

The property boasts a significant ground-floor extension, creating an exceptional hub for entertaining, alongside a professionally executed loft conversion.



The accommodation is accessed via a side entrance leading into a welcoming hallway. To the front, a sophisticated lounge is bathed in natural light from the large character bay window. To the rear, the home opens into an expansive, open-plan kitchen, dining, and family room. This impressive space features vaulted ceilings with exposed timber beams and Velux-style windows, creating a bright and airy atmosphere.

The first floor offers two well-proportioned bedrooms and a contemporary refitted family bathroom. The second floor is dedicated entirely to a generous master suite, providing a private sanctuary complete with a modern en-suite shower room.

Externally, the property benefits from a private, beautifully landscaped rear garden.

The accommodation comprises:

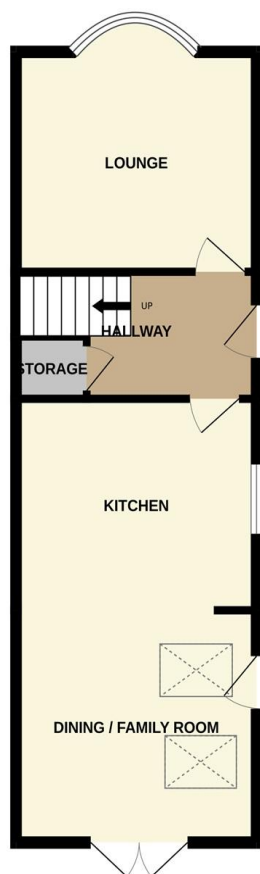
ENTRANCE HALL

LOUNGE 12'2 x 10'6 plus bay (3.70m x 3.20m)

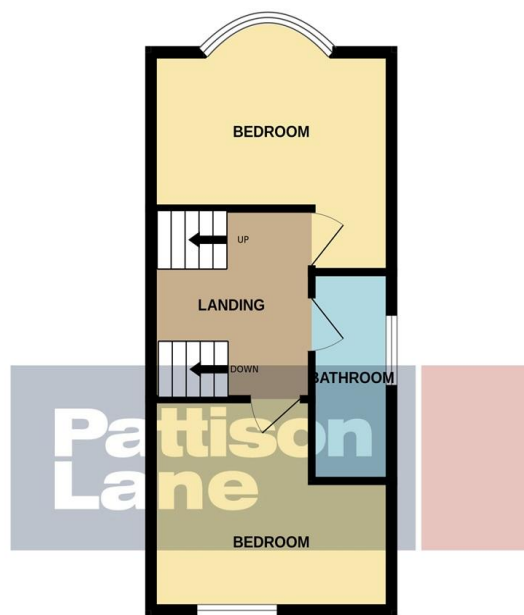
KITCHEN 12'2 x 10' (3.70m x 3.04m)



GROUND FLOOR



1ST FLOOR



2ND 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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DINING ROOM 12'1 x 11' (3.68m x 3.35m)

FIRST FLOOR LANDING

BEDROOM TWO 12'2 x 7'3 plus recess (3.70m x 2.20m)

BEDROOM THREE 12'2 x 10' max (3.70m x 3.04m)

BATHROOM

SECOND FLOOR

BEDROOM ONE 15'6 x 10'8 max (4.72m x 3.25m)

EN SUITE

OUTSIDE

FRONT GARDEN

REAR GARDEN

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
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