



Connolly Drive, Rothwell Kettering **Freehold** £350,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  D  D

- Four Bedroom Detached Family Home
- En-Suite to Master Bedroom
- Separate Downstairs W/C and Utility Room
- Beautifully Presented Throughout
- Single Garage and Driveway for Multiple Vehicles

Welcome to the market, this exceptional Four-Bedroom Detached Family Residence. Perfectly situated within a highly sought-after, family-friendly neighbourhood, this home has been beautifully maintained and stylishly presented throughout.



Upon entering the welcoming Hallway, the Ground Floor flows effortlessly into a spacious, light-filled Living Room-perfect for relaxing. The heart of the home is the contemporary Open-Plan Kitchen and Dining Area, ideal for both family meals and entertaining. A separate, practical Utility Room, convenient guest W/C, and Integral Single Garage complete the Ground Floor layout.

Upstairs, the First-Floor hosts Four generously proportioned Bedrooms. The impressive Master Bedroom boasts a private En-Suite and sleek Built-In Wardrobes. Bedrooms Two and Three also feature excellent built-in storage, all serviced by a Family Bathroom.

To the rear, the property enjoys an expansive, beautifully Landscaped Garden-a fantastic, private space for children to play and for alfresco dining. To the front, a Large Driveway provides Ample Parking for multiple vehicles.

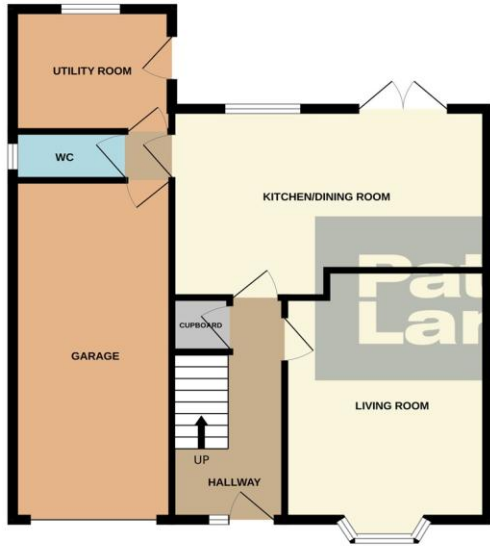
This truly beautiful property is the Ideal Family Home, offering a perfect blend of style and practicality.

Location-wise, it is second to none, sitting within easy reach of excellent local amenities, boutique shops, traditional pubs, and superb transport links.

Viewings are strongly 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

LOUNGE 11'5 x 13'3 plus bay (3.47m x 4.03m)

KITCHEN / DINING ROOM 10'5 x 18'2 (3.17m x 5.53m)

CLOAKROOM

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 9'6 x 18'2 max (2.89m x 5.53m)

EN SUITE

BEDROOM TWO 9'5 x 12'6 (2.87m x 3.81m)

BEDROOM THREE 8'6 x 9'5 (2.59m x 2.87m)

BEDROOM FOUR 9'5 x 8'3 (2.87m x 2.51m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE 20'2 x 8'11 (6.14m x 2.71m) & DRIVEWAY

REAR GARDEN

To view this property call Pattison Lane on:
01536 430527


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