



Hall Lane, Kettering **Freehold** £425,000 O.I.E.O.

**Pattison
Lane**

Key Features

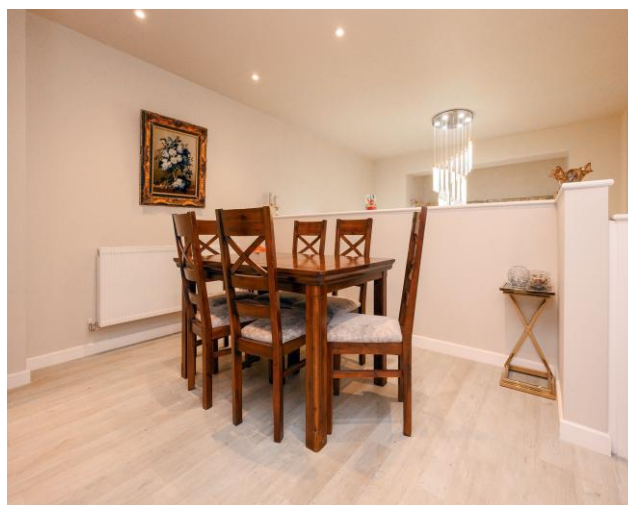
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- Semi-Detached Family Home
- Double Garage with Driveway for Multiple Vehicles
- Four Double Bedrooms
- Open Plan Kitchen / Dining Room
- En-Suite and Balcony to Master

Welcome to the market this impeccably maintained four-bedroom family home offering the perfect space and privacy. Nestled in a quiet pocket of a highly sought-after development and positioned to capture the best of the morning light, this home is as bright as it is welcoming.

Situated on a corner on a select plot of just three homes, this home boasts an expansive footprint, featuring a large multi-vehicle driveway and a double integral garage - a rare find for this property type.

The property is located within a short drive to Kettering Railway Station and rapid access to the A14/motorway network via Northampton Road, ideal for commuters. Within the catchment for well-regarded schools and walking distance to local amenities and St Mary's Hospital.



Step inside to discover a home designed for the flow of modern life. The heart of the house is the expansive open-plan kitchen and dining room, fitted with premium cabinetry and integrated appliances-perfect for hosting. The separate, light-filled living room offers a tranquil retreat, while the practical ground-floor W.C. adds everyday convenience.

Upstairs, the accommodation continues to impress, the master bedroom is a sanctuary featuring a private balcony-ideal for morning coffee-and a sleek, contemporary en-suite. The three further double bedrooms are a true delight, with every family member enjoying generous proportions. The floor is completed by a family bathroom, a crisp, modern three-piece suite with high-end finishes.

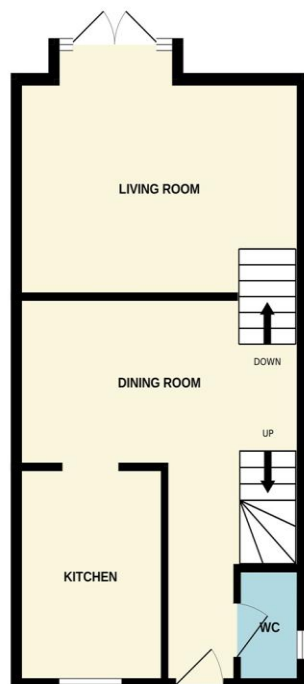
The internal quality extends to the rear, where you'll find a beautifully manicured, private family garden. Whether it's summer BBQs or a safe space for children to play, the oversized plot ensures you aren't overlooked, offering a sense of seclusion.

Further benefits include the large double garage and an expansive driveway for multiple of vehicles.

Viewings are highly advised to appreciate all this family 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:

CLOAKROOM

DINING ROOM 8'5 x 15' (2.57m x 4.57m)

KITCHEN 8'2 x 9'5 (2.49m x 2.87m)

LIVING ROOM 10' plus bay x 15' (3.05m x 4.57m)

FRIST FLOOR LANDING

BEDROM ONE 11'11 x 12'4 Opening to Balcony (3.63m x 3.76m)

EN SUITE 2'11 x 8'4 (0.88m x 2.54m)

BEDROOM TWO 8'9 x 15'6 (2.67m x 4.72m)

BEDROOM THREE 9'6 x 11'7 (2.90m x 3.53m)

BEDROOM FOUR 7'10 x 9'5 (2.39m x 2.87m)

BATHROOM 6'3 x 7'10 (1.90m x 2.39m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

DOUBLE GARAGE

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:
01536 524425

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