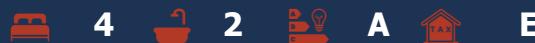




Wilkie Close, Kettering **Freehold** £460,000

**Pattison
Lane**

Key Features



- Four Bedroom Detached Home
- Double Garage & Driveway
- En Suite to Master Bedroom
- Utility Room
- Downstairs Cloakroom

Welcome to the market, this outstanding detached four-bedroom family home has been meticulously updated to offer an unparalleled living experience.

Tucked away in a quiet, private cul-de-sac, combining sustainable technology with contemporary design, this is a home tailored for the forward-thinking family.

Situated on the popular estate of Kettering Leisure Village, this home is just a short stroll away from local amenities, shops, schools, and exceptional road links, perfect for commuters.

Greeted via the entrance hallway, the ground floor comprises the perfect layout for families. The heart of the home is a spectacular, newly installed open-plan kitchen and dining living. Anchored by a sleek breakfast bar, this light-filled space serves as the social hub of the house. Dual-aspect views and direct garden access create a seamless "indoor-outdoor"



flow, perfect for summer hosting or quiet morning coffees. Bathed in natural light, the voluminous living room provides a seamless, airy backdrop for both quiet evening, and large-scale entertaining. An additional reception room, currently used as a home office, and a convenient utility room and W/C complete the ground floor.

The first-floor hosts four generous double bedrooms, each a sanctuary of comfort. Every room is equipped with custom integrated wardrobes and individual air conditioning, ensuring a perfect climate and a clutter-free environment year-round. The master bedroom also benefits from an en-suite. While the stylish family bathroom serves the remaining of the bedrooms.

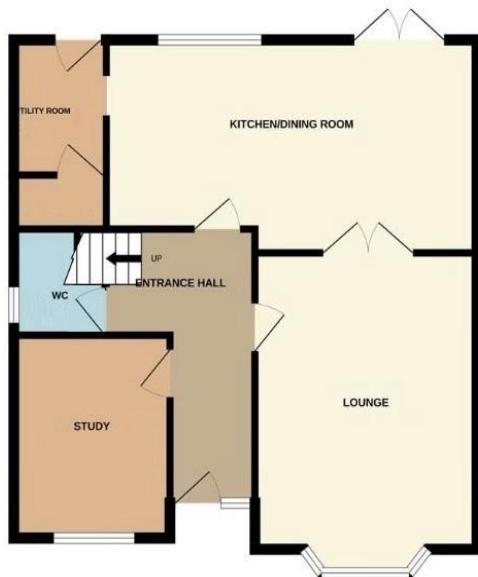
Standing in a league of its own, this property boasts a rare EPC 'A' Rating. Powered by advanced solar technology, the home offers a significantly reduced carbon footprint and substantial savings on energy overheads-a true "future-proof" investment.

To the rear of the property reveals a beautifully manicured, fully enclosed garden - a private and secure sanctuary perfect for children to play and adults to unwind. Further benefits include a double garage and driveway to the front of the property.

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



GROUND FLOOR



1ST FLOOR



The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE 17'3 x 12'1 (5.25m x 3.68m)

STUDY 10'8 x 8'6 (3.25m x 2.59m)

KITCHEN / DINING ROOM 20'4 x 11'2 max (6.19m x 3.40m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 15'3 x 11'6 (4.64m x 3.50m)

EN SUITE

BEDROOM TWO 14'2 x 8'6 (4.31m x 2.59m)

BEDROOM THREE 10'5 x 9'4 (3.17m x 2.84m)

BEDROOM FOUR 10'5 x 9'2 (3.17m x 2.79m)

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE & DRIVEWAY

REAR GARDEN

To view this property call Pattison Lane on:
01536 524425

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home valuation.

01536 524425

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