



Grant Close, Kettering **Freehold** £300,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

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- NO ONWARD CHAIN
- Three Bedroom Detached Family Home
- Downstairs WC
- Single Garage with Driveway
- Conservatory

\*\* Offered to the market with no onward chain \*\*  
Within the highly sought-after Leisure Village development, this three-bedroom detached residence is ideally positioned for modern living.

The property provides a spacious and versatile layout, making it an excellent canvas for those looking to settle in a premier neighbourhood.



### Internal Accommodation

The ground floor is designed with functional living in mind, featuring:

- Two Separate Reception Rooms: Offering flexibility for a formal dining room, home office, or playroom.
- Fitted Kitchen: A well-proportioned space with direct access to the living areas.
- Substantial Conservatory: A significant addition to the living space, providing views over the rear garden and an abundance of natural light.
- Convenience: A practical ground-floor guest cloakroom/WC.

On the first floor, the landing leads to three bedrooms. The primary suite is a particular highlight, featuring its own private en-suite shower room, complemented by a central family bathroom serving the remaining bedrooms.

### External & Outdoor Living

The exterior of the property is equally impressive, offering both privacy and utility:

- Outdoor Entertaining: The rear garden is notably private and features an expansive decked area, specifically designed for hosting summer gatherings and alfresco dining.
- Parking & Storage: A driveway provides off-road parking and leads to a single garage.

The accommodation comprises:

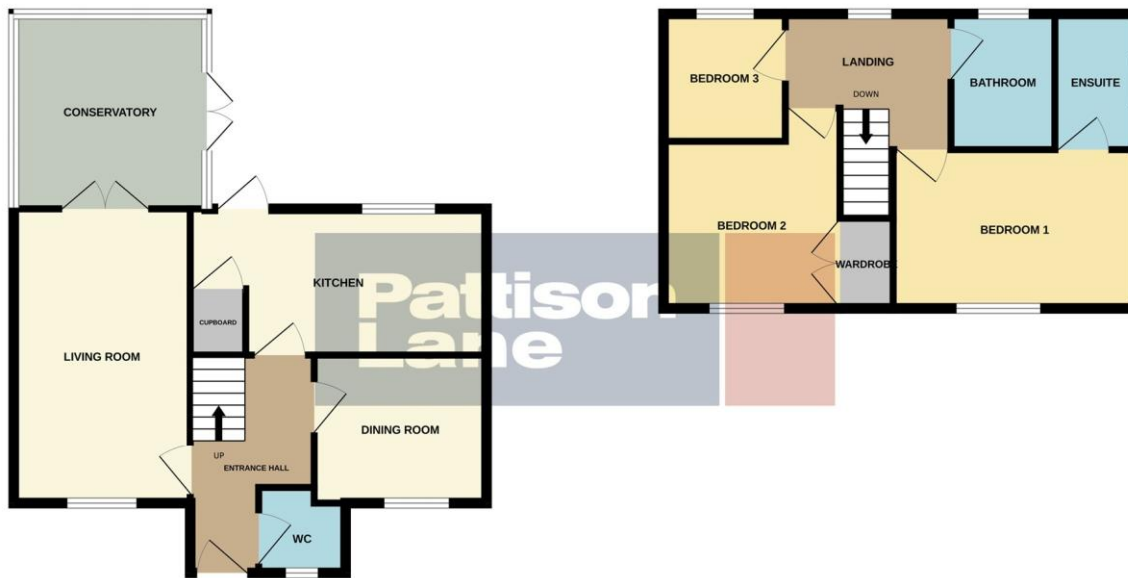
ENTRANCE HALL

CLOAKROOM 4'5 max x 4'11 (1.34m x 1.49m)



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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DINING ROOM 9'6 x 8'4 (2.89m x 2.54m)

KITCHEN 7'1 x 16'5 (2.15m x 5m)

LIVING ROOM 9'11 x 15'9 (3.02m x 4.80m)

CONSERVATORY 10'10 x 11'6 (3.30m x 3.50m)

FIRST FLOOR LANDING

BEDROOM ONE 12'11 x 8'10 (3.93m x 2.69m)

EN SUITE 4' x 6'6 (1.21m x 1.98m)

BEDROOM TWO 9'2 x 10' (2.79m x 3.04m)

BEDROOM THREE 6'4 x 7'3 (1.93m x 2.20m)

BATHROOM 5'6 x 6'7 (1.67m x 2m)

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

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**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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