



St. Marys Road, Kettering **Freehold** £230,000

**Pattison  
Lane**

# Key Features

 3  1  D  A

- Three Bedroom Semi - Detached Home
- Conservatory
- Refitted Kitchen / Breakfast Room
- Presented in Fantastic Order Throughout
- Close to Local Schools

## The Ground Floor

Upon entering, the hallway leads into a bright and inviting Lounge, designed for both relaxation and entertaining. To the rear, the heart of the home is the beautifully refitted Kitchen/Breakfast Room, which has been modernised to a high standard, offering a sleek, contemporary space for culinary enthusiasts. Extending the living space further is a generous Conservatory, which serves as a seamless bridge between the interior and the private outdoor space.

## The First Floor

The upper level comprises three well-proportioned bedrooms, each thoughtfully laid out to maximise space and light. These rooms are served by a central landing, maintaining a classic and efficient floor plan suitable for growing families or



professionals alike.

### Exterior & Gardens

One of the standout features of this property is the large, private rear garden. Offering an excellent degree of seclusion, the outdoor space provides a versatile canvas for gardening, play, or alfresco dining. To the front, the property's raised vantage point ensures a pleasant, open vista.

### Key Highlights:

- Significantly Upgraded: Contemporary kitchen and modernised interiors throughout.
- Living Space: Spacious lounge plus an additional conservatory.
- Privacy: Elevated front aspect and a substantial, private rear garden.
- Location: Situated in a desirable position with an open outlook.

Viewing is highly advised to fully appreciate the quality of the finish and the unique position of this home.

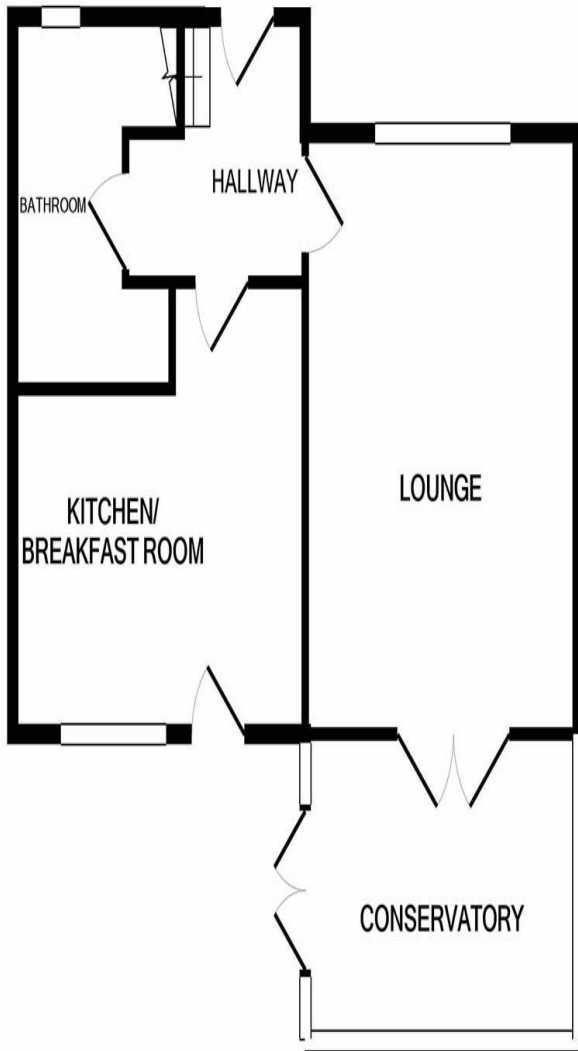
The accommodation comprises:

ENTRANCE HALL

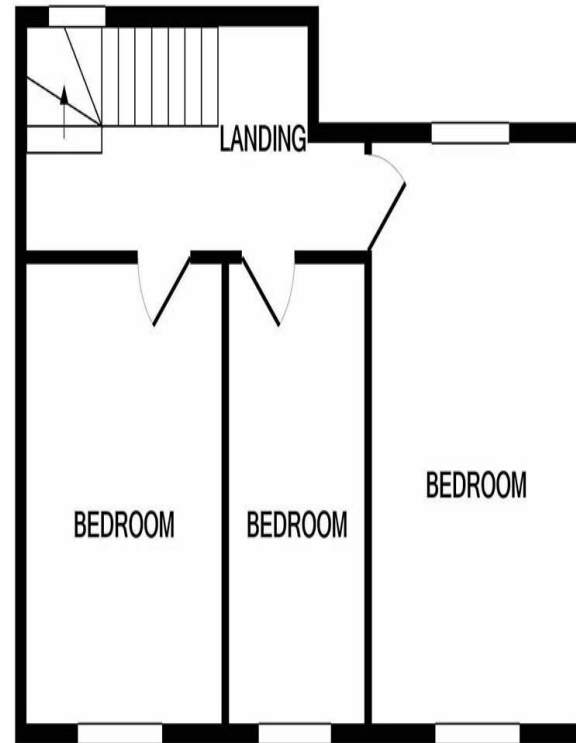
LOUNGE 11' max x 14'5 (3.35m x 4.39m)



GROUND FLOOR



1ST FLOOR



CONSERVATORY

KITCHEN/ BREAKFAST ROOM 13'9 x 10'9 max  
(3.88m x 3.27m)

GROUND FLOOR BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE 14'3 x 9'6 max (4.34m x 2.89m)

BEDROOM TWO 11'3 x 9' (3.43m x 2.74m)

BEDROOM THREE 11'5 x 6'3 (3.47m x 1.90m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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To view this property call Pattison Lane on:  
**01536 524425**

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