



Hedgehog Drive, Rothwell Kettering **Freehold** £260,000

**Pattison
Lane**

Key Features

3 2 B B

- Semi-Detached Family Home
- Three Good Sized Bedrooms
- Modern Kitchen / Dining Room
- En-Suite to Master
- Family Bathroom

Welcome to the market this well-presented three-bedroom semi-detached home strikes the perfect balance between style and functionality.

Occupying a plot overlooking a small green, this home is situated within a sought-after Rothwell development, just a short stroll from the vibrant heart of the town, offering a selection of great restaurants and amenities, with excellent transport links to Kettering and Market Harborough for mainline rail travel.



The ground floor opens with a welcoming hallway, leading into a spacious living room-a bright, airy space designed for relaxation-which leads seamlessly into a sleek, modern kitchen and dining area perfect for hosting. A discreet guest W/C completes the ground floor layout.

Upstairs, the sanctuary of the master bedroom features a private, contemporary en-suite, while two additional well-proportioned bedrooms share a beautifully presented family bathroom.

The exterior boasts a well-maintained landscaped rear garden with a practical storage shed, and a private driveway to the front with side-by-side parking for two vehicles.

Viewings are highly advised to appreciate all this property has to offer!

The accommodation comprises:

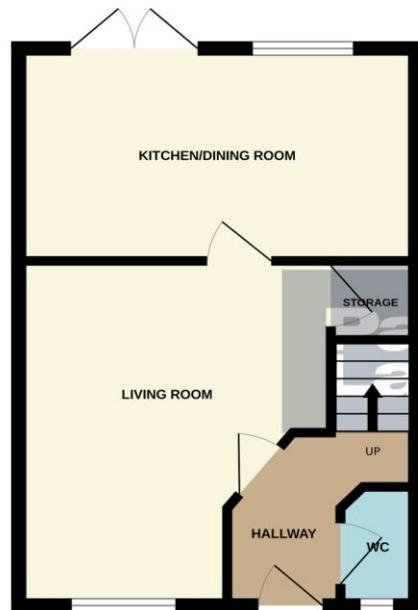
ENTRANCE HALL

CLOAKROOM

LIVING ROOM 12'2 narrowing to 7'7 x 14'2 max
(3.70m narrowing to 2.31m x 4.31m)



GROUND FLOOR



1ST FLOOR



KITCHEN / DINING ROOM 15'5 x 8'9 (4.69m x 2.66m)

FIRST FLOOR LANDING

BEDROOM ONE 9'11 narrowing to 8'6 x 9'9 plus recess (Irregular shaped room) (3.02m narrowing to 2.59m x 2.97m)

EN SUITE

BEDROOM TWO 8'10 x 7'7 (2.69m x 2.31m)

BEDROOM THREE 6'2 x 7'6 (1.87m x 2.28m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

To view this property call Pattison Lane on:
01536 524425

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

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