



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

**Pattison
Lane**

Key Features

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- 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:

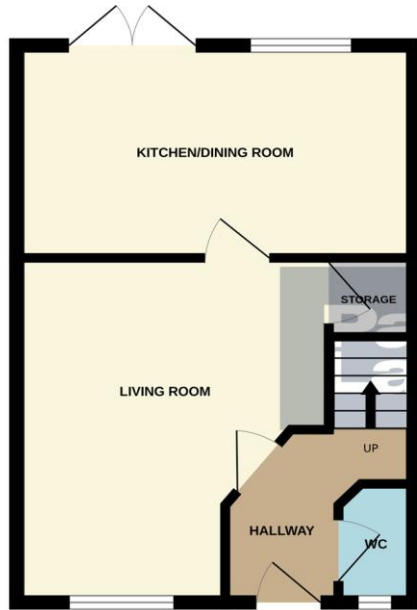
ENTRANCE HALL

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



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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

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