



Abbots Close, Kettering **Freehold** £250,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Three Storey Mid-Terrace Family Home
- Three Double Sized Bedrooms
- Garage and Double Width Driveway
- First Floor Living / Dining Room
- Two Shower Rooms and Family Bathroom

Welcome to the market, nestled in the desirable Kettering Leisure Village, this well-proportioned, three-bedroom mid-terrace home is arranged over three thoughtfully designed floors.

Offering exceptional versatility for modern living, the property sits within easy reach of local amenities, reputable schools, and primary commuter routes including the A14 and Kettering train station.



Ground Floor:

The welcoming entrance hallway opens to a practical layout featuring an integrated single garage, a separate utility room, and a ground-floor shower room. A generous third bedroom completes this level, offering an ideal setup for a home office, guest room, or teenage suite.

First Floor:

Dedicated to living and entertaining, the first floor boasts a light-filled, open-plan living and dining room with ample space for relaxation. Positioned adjacent is a separate kitchen, fully equipped with plentiful counter space and smart cabinetry storage.

Second Floor:

The top floor hosts two double sized bedrooms, including a spacious primary bedroom with a private en-suite shower room. A three-piece family bathroom serves the remaining bedroom on this floor.

Outside:

To the rear, a fully enclosed garden offers a private, low-maintenance outdoor space suitable for dining and relaxing. The front of the property features a private double width driveway providing convenient off-road parking leading to the integrated garage.

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

The accommodation comprises:

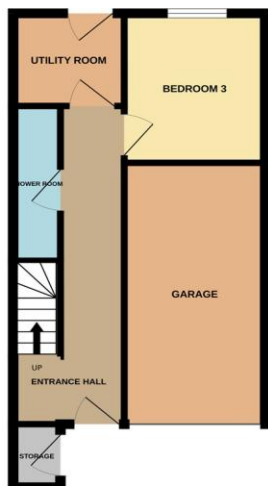
ENTRANCE HALL

UTILITY ROOM 6' x 5' (1.95m x 1.52m)

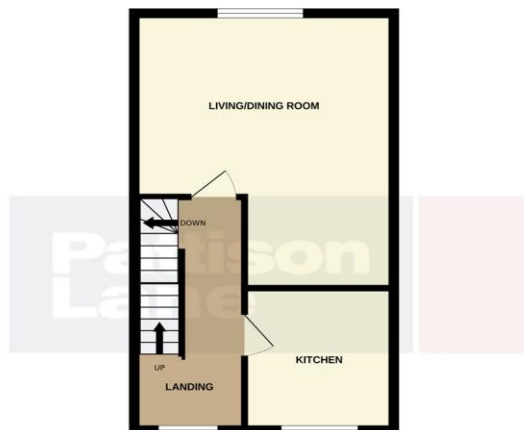
BEDROOM THREE 7'11 x 9'2 (2.41m x 2.79m)



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.
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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SHOWER ROOM

FIRST FLOOR LANDING

KITCHEN 8'6 x 8'1 (2.59m x 2.46m)

LIVING / DINING ROOM 14'6 narrowing to 8'1 x 19'9 max (l shaped room) (4.41m narrowing to 2.46m x 6.01m)

SECOND FLOOR LANDING

BEDROOM ONE 13'9 max x 8'8 max (4.19m x 2.64m)

EN SUITE

BEDROOM TWO 11'6 max x 14'5 max (irregular shaped room) (3.50m x 4.39m)

BATHROOM

OUTSIDE

GARAGE 15'11 x 7'9 (4.85m x 2.36m) & DOUBLE WIDTH DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 524425

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