



Woodpecker Drive, Rothwell Kettering **Freehold** £270,000

**Pattison
Lane**

Key Features

 3  2  B  C

- Beautifully Presented Semi-Detached Family Home
- Picturesque Green Space to the Front
- Three Generous Double Bedrooms
- Master Bedroom with En-Suite
- Expansive, Light-Filled Living Room

Welcome to the market, this beautifully presented three-bedroom semi-detached family home, situated within a highly sought-after new development in Rothwell, perfectly positioned overlooking a serene green space, with a local park just a few steps from your front door, and boasting easy access to local amenities and superb transport links.

The ground floor opens into a bright and airy living room, designed with both comfort and style in mind. To the rear, the contemporary kitchen/diner serves as the heart of the home, featuring modern integrated finishes and elegant French doors that seamlessly connect the indoor space to the garden. A discreetly positioned guest WC completes the level.



The first floor accommodates two generously proportioned double bedrooms served by a stylish three-piece family bathroom. While a sophisticated master retreat occupies the entire top floor, featuring a private en-suite and integrated storage solutions.

The property features a beautifully maintained, fully enclosed rear garden-ideal for alfresco dining. To the side, a private driveway provides convenient off-road parking for two vehicles.

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

Entrance

Living Room 14'2 plus entrance recess x 12'7 max (4.31m x 3.83m)

Inner Hall

Cloakroom 4'8 x 5'11 (1.42m x 1.80m)

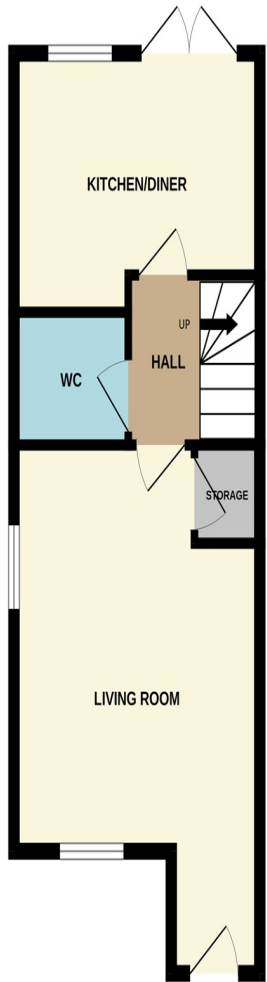
Kitchen/Diner 12'9 x 8'3 max (3.88m x 2.51m)

First Floor

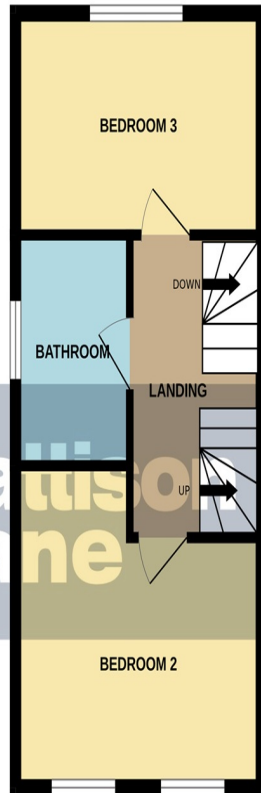
Bedroom Two 12'7 x 7'9 (3.83m x 2.36m)



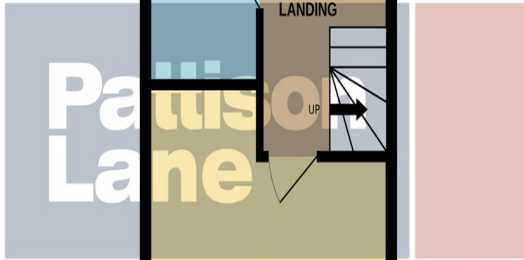
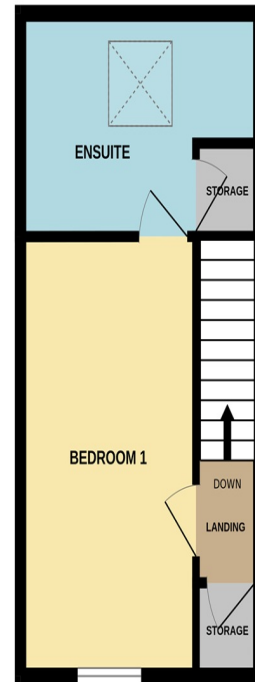
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Bedroom Three 11'3 narrowing to 8'9 x 12'7
(3.42m narrowing to 2.66m x 3.83m)

Bathroom 8'1 x 5'6 (2.46m x 1.67m)

Second Floor

Master Bedroom 15'4 x 9'1 (4.67m x 2.76m)

En Suite 7'9 x 8'4 narrowing to 4'11 (2.36m x 2.54m narrowing to 1.49m)

Outside

Driveway for off road parking

Rear Garden


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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