



Wilkie Close, Kettering **Freehold** £450,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Spacious Four Bedroom Detached Home
- Double Garage & Driveway
- En Suite to Master Bedroom
- Downstairs Cloakroom
- Utility Room

Tucked away at the end of a quiet cul-de-sac, this spacious four-bedroom detached property offers well-proportioned accommodation, excellent storage and a desirable private setting.

The property features four generous double bedrooms, with the added benefit of storage available in every room, making this an exceptionally practical home for modern family living. A further highlight is the double garage, providing secure parking and excellent additional storage.

Positioned away from passing traffic, the property enjoys a peaceful and secluded feel while remaining conveniently placed for local amenities, schools and transport links.



Combining generous living accommodation, four double bedrooms, exceptional storage throughout and a double garage, this is a superb family home in a sought-after position.

Early viewing is highly recommended to fully appreciate the space, versatility and location this property has to offer.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 17'3 X 12'1 (5.25m x 3.68m)

STUDY 10'8 x 8'6 (3.25m x 2.59m)

KITCHEN / DINING ROOM 20'4 x 11'2 (6.19m x 3.40m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 15'3 x 11'6 (4.64m x 3.50m)

EN SUITE

BEDROOM TWO 14'2 x 8'6 (4.31m x 2.59m)

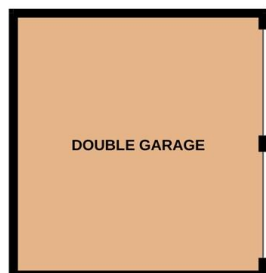
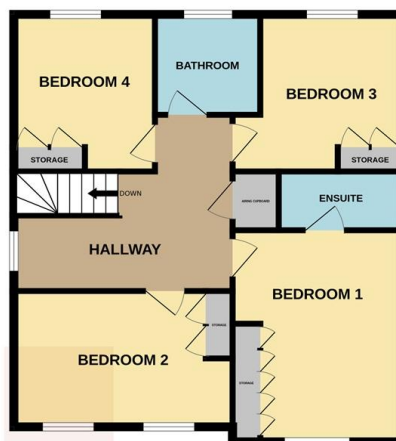
BEDROOM THREE 10'5 x 9'4 (2.17m x 2.84m)



GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1708 sq.ft. (158.6 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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BEDROOM FOUR 10'5 x 9'2 (3.17m x 2.79m)

BATHROOM 6'10 x 6'8 (2.08m x 2.03m)

OUTSIDE

FRONTAGE WITH DOUBLE GARAGE & 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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Contact us to arrange a **FREE** home valuation.

 01536 524425

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