



Woodford Road, Burton Latimer, Kettering **Freehold** £310,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Semi-Detached Family Home
- Three Well Proportioned Bedrooms
- Living Room with Conservatory
- En-Suite to Master Bedroom
- Single Garage with Driveway

Nestled in a highly sought-after estate within the vibrant town of Burton Latimer, this impressive three-bedroom, three-story semi-detached family home offers the perfect blend of modern living and convenience.

Occupying a desirable corner plot with picturesque green views to the front, this property is ideally situated just moments from local shops, traditional pubs, excellent schools, and superb transport links.



Welcomed via the entryway leading into the heart of the home. The Modern Kitchen is well-appointed and spacious, featuring contemporary fixtures and ample preparation space. A bright and comfortable Living Room, boasting French doors that open seamlessly into the conservatory. A versatile, sun-soaked extension Conservatory offering lovely views and direct access to the rear garden-perfect for entertaining or relaxing. This floor is completed with a convenient and practical guest W/C.

To the First Floor, you're presented with a generously proportioned, bright double bedroom. A well-sized, versatile room ideal for a child's bedroom, nursery, or a dedicated home office. And a clean, modern Family Bathroom serving the first-floor bedrooms.

To the Second Floor, a beautifully presented Master Bedroom, a private sanctuary occupying the entire top floor with a dedicated Dressing Room, a luxury addition featuring bespoke built-in wardrobes and an En-Suite Shower Room, a stylish, private en-suite for ultimate convenience.

To the rear is a beautifully maintained, fully enclosed garden, offering a safe haven for children to play and a great space for alfresco dining. The property benefits from a driveway providing off-road parking, alongside a*single garage.

This versatile townhouse layout maximizes space and privacy across three floors, making it a standout choice for growing families or professionals seeking a turn-key property in a prime Burton Latimer location. Positioned perfectly opposite an open green space and park, this makes it an incredibly family-friendly environment.

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





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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Entrance Hall

Cloakroom

Kitchen - 8'5 x 11'3 (2.56m x 3.42m)

Living Room 15'8 x 12'2 (4.77m x 3.70m)

Conservatory

Bedroom One 15'8 max x 10'6 max (4.77m x 3.20m)

En Suite

Bedroom Two 15'9 x 11'8 (4.80m x 3.55m)

Bedroom Three 8'5 x 8'11 (2.56m x 2.71m)

Bathroom

Outside

Front and Side Garden

Rear Garden

Garage (with solar panel)

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
01536 524425

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