



Hawthorn Road, Kettering **Freehold** £270,000

**Pattison
Lane**

Key Features

2 1 E A

- Mid-Terrace Family Home
- Two Double Sized Bedrooms
- Exceptional Condition Inside
- Four Piece Bathroom
- Living / Dining Room

Positioned perfectly for modern living, the property is just a short stroll from Kettering's vibrant town centre and the mainline railway station-making it a prime choice for commuters and first-time buyers alike.



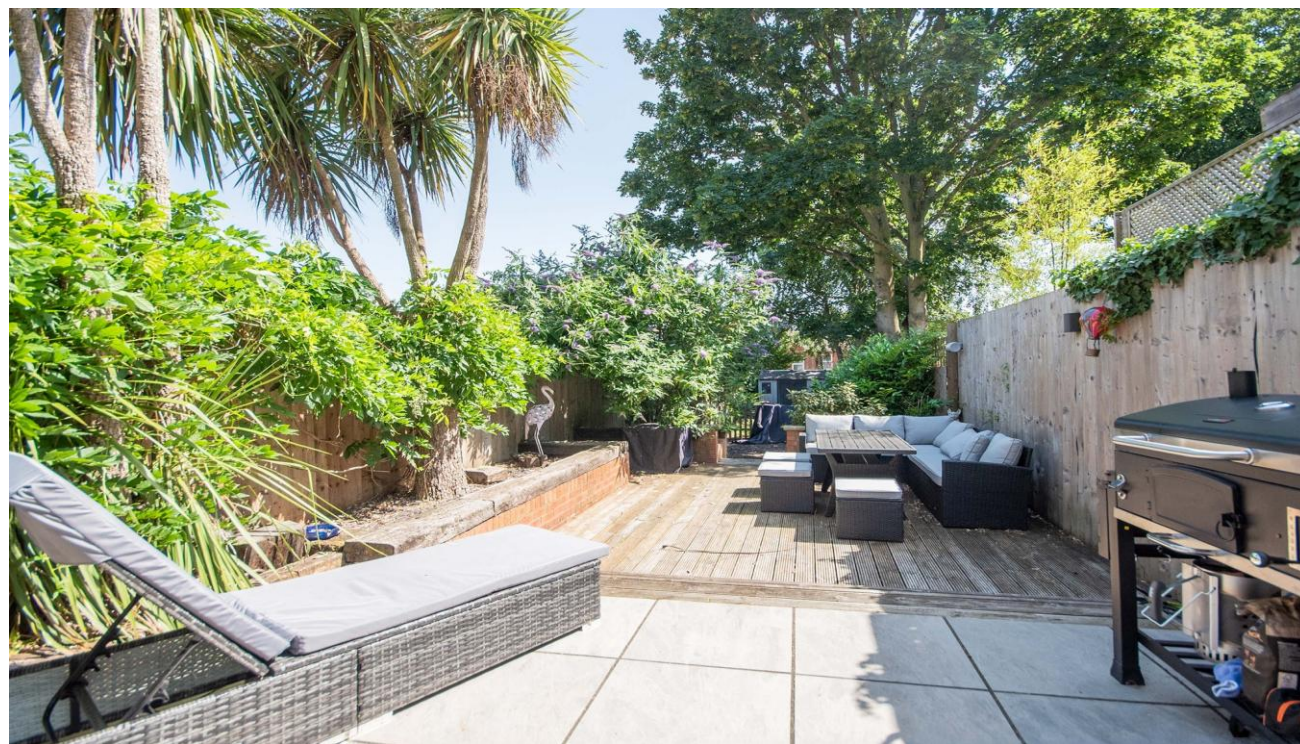
Upon entering, a welcoming hallway guides you into the expansive, open-plan living and dining room. The living room boasts a striking wood-burning fireplace, and original wooden flooring creating a warm and inviting atmosphere. Towards the rear, the dining space transitions seamlessly to the outdoors through elegant French doors.

The adjacent kitchen is remarkably spacious, outfitted with a comprehensive range of sleek storage units and a utility cupboard. This room further enhances indoor-outdoor living with its own set of French doors opening directly onto the patio.

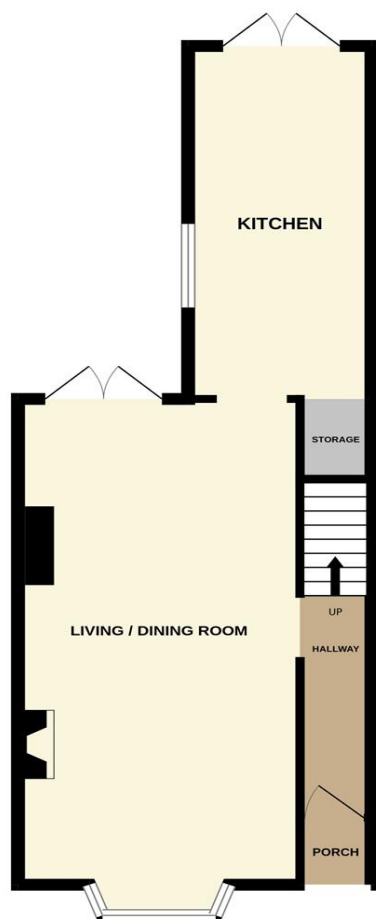
The upper level comprises two excellently proportioned double bedrooms, both offering plenty of space for storage. Serving these rooms is a striking, larger-than-average family bathroom fitted with a contemporary four-piece suite, benefits include a Bluetooth bathroom mirror with connected speakers in the ceiling and a rainfall shower.

The rear of the property opens up to a generous, south-facing garden that enjoys sun throughout the day. It features a beautifully integrated decking area, offering an ideal spot for alfresco dining, summer barbecues, and relaxation. Further benefits include on-street parking.

The loft has been fully boarded with the benefit of a pull-down loft ladder, ideal for storage. Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



1ST FLOOR



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The accommodation comprises:

ENTRANCE HALL

LOUNGE / DINING ROOM 24'3 plus bay x 12'1 max
(7.39m x 3.68m)

KITCHEN 17'7 x 7'9 (5.35m x 2.36m)

FIRST FLOOR LANDING

BEDROOM ONE 15'3 x 11'11 max (4.64m x 3.63m)

BEDROOM TWO 12' x 9'7 max (3.65m x 2.92m)

BATHROOM 9'8 x 8'6 (2.94m x 2.59m)

OUTSIDE

COURTYARD STYLE FRONTAGE

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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