



Davis Close, Rothwell Kettering **Freehold** £350,000

**Pattison
Lane**

Key Features



- Four Bedroom Detached Family Home
- Quiet Cul-De Sac Location
- Conservatory
- Single Garage and Driveway for Multiple Vehicles
- Separate Utility Room and Downstairs Cloakroom

Nestled in a peaceful cul-de-sac on an impressive corner plot, this beautifully presented four-bedroom detached family home offers the perfect balance of suburban tranquillity and modern convenience.

With open parkland just a short stroll away and local amenities within easy reach, it is an ideal sanctuary for a growing family.



The home opens into a welcoming, airy entrance hall that sets the tone for the spacious interior. The ground floor is designed for both relaxation and functionality including:

- Dual Reception Rooms: A generous, light-filled living room serves as the heart of the home, while the separate dining room provides a dedicated space for family meals and gatherings.
- Country-Style Kitchen: The kitchen features a classic aesthetic with ample cabinetry-perfect for the home chef.
- Sun-Drenched Conservatory: Flowing from the dining area, the conservatory offers a seamless transition to the outdoors, providing a serene spot to enjoy garden views year-round.
- Utility & Cloakroom: A practical utility room keeps the laundry out of sight, complemented by a convenient guest W/C.

To the first floor, the property continues to impress with four well-proportioned bedrooms. Three of these rooms feature integrated storage solutions, maximizing the floor space. The family bathroom is elegantly finished with a modern three-piece suite, including a bath with an overhead shower and a sleek vanity unit.

The outdoor space is a true showstopper, meticulously landscaped to create an "outdoor room" feel:

- Entertainer's Dream: A full-width paved patio leads to a bespoke sheltered bar and barbecue area, fully equipped with power and lighting for evening hosting.
- Manicured Grounds: The lush lawn is framed by vibrant and well-stocked borders.
- Eco-Friendly & Practical: The home is fitted with solar panels, significantly boosting energy efficiency. Parking is effortless with a private driveway and a secure single garage.

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



GROUND FLOOR

1ST FLOOR



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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The accommodation comprises:

ENTRANCE HALL

UTILITY ROOM LEADING TO WC

LIVING ROOM 11'10 x 13'9 (3.60m x 4.19m)

DINING ROOM 11'3 x 17'9 (3.42m x 5.41m)

KITCHEN 10'11 x 13' (3.32m x 3.96m)

CONSERVATORY 23'7 x 8'10 (7.18m x 2.69m)

FIRST FLOOR LANDING

BEDROOM ONE 11' x 13' (3.35m x 3.96m)

BEDROOM TWO 11'10 x 10'3 (3.60m x 3.12m)

BEDROOM THREE 9'3 x 11'10 max (2.81m x 3.60m)

BEDROOM FOUR 8'9 x 6'6 (2.66m x 1.98m)

BATHROOM 5'7 x 8'2 (1.70m x 2.48m)

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

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 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

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