



Station Road, Burton Latimer, Kettering **Freehold** £280,000

**Pattison
Lane**

Key Features

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- Semi-Detached Family Home
- Three to Four Bedrooms
- Single Garage and Driveway for Multiple Vehicles
- Two Reception Rooms
- Spacious Living Room

Welcome to this well presented, four-bedroom semi-detached family home, perfectly situated in the heart of the highly sought-after town of Burton Latimer.

Offering an ideal balance of town living and convenience, the property is just moments away from excellent local amenities, highly regarded schools, and exceptional transport links.



You are welcomed by an inviting entrance hallway that leads to a bright, bay-fronted living room- perfect for relaxing. The ground floor also features a separate kitchen and a dedicated dining room, ideal for family meals and entertaining. Handy outbuildings to the rear offer excellent additional storage or workshop potential.

Upstairs, the property boasts four versatile bedrooms. Three of these are generous doubles. The fourth bedroom is accessed directly via bedroom two, offering a fantastic, flexible space that would make an ideal dressing room, home office, or nursery.

Outside, the property enjoys a substantial, fully enclosed rear garden-a private haven for children and pets. To the front, a spacious driveway provides ample off-road parking for multiple vehicles, leading to a large integral single garage.

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

The accommodation comprises:

ENTRANCE HALL

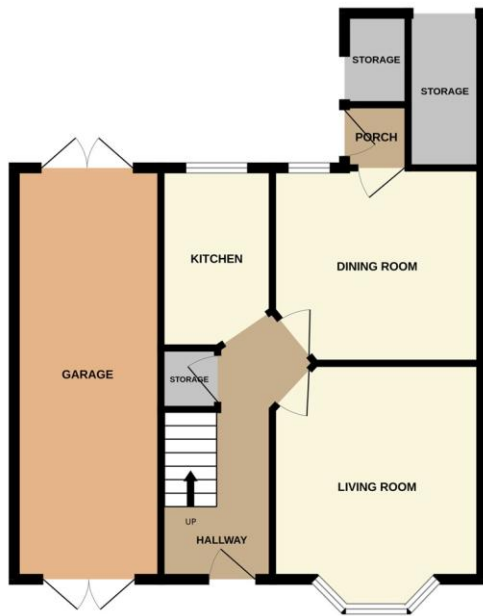
LIVING ROOM 11'2 plus bay x 11'4 (3.40m x 3.45m)

DINING ROOM 9'2 x 11'7 (2.74m x 3.53m)

KITCHEN 5'11 x 8'2 (1.80m x 2.48m)



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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FIRST FLOOR LANDING

BEDROOM ONE 11'3 x 14'2 plus wardrobe (3.42m x 4.31m)

BEDROOM TWO 13'2 x 7'10 (4.01m x 2.38m)

BEDROOM FOUR (leading from bedroom two) 7'10 x 7'5 (2.38m x 2.26m)

BEDROOM THREE 9'2 x 11'6 (2.79m x 3.50m)

SHOWER ROOM 5'11 x 8'2 (1.80m x 2.48m)

OUTSIDE

FRONT GARDEN

DRIVEWAY & GARAGE

REAR GARDEN

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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