



Marriott Close, Irthlingborough Wellingborough **Freehold £245,000**

**Pattison  
Lane**

# Key Features



- Three Bedroom Link Detached Home
- Garage & Driveway Utility Room
- Downstairs Cloakroom
- Conservatory
- Kitchen / Dining Room

A superb opportunity to acquire this spacious three-bedroom link-detached residence, perfectly nestled within a peaceful and sought-after cul-de-sac. Boasting an exceptional corner position, the property commands an expansive plot with a generous, wrapping garden that extends to the side and rear.

The internal accommodation is both practical and sizeable, featuring a large main lounge for comfortable family living. The contemporary open-plan kitchen/diner offers a versatile space, complemented by a substantial conservatory, a separate utility room, and a convenient ground-floor WC.



To the first floor, three well-proportioned bedrooms are served by a modern, refitted shower room.

Externally, a private driveway provides essential off-road parking and leads to a single garage. The impressive wrap-around garden is a major highlight, offering significant outdoor space and excellent potential.

Early viewing is strongly advised to fully appreciate the size of the plot and the excellent setting.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

UTILITY ROOM

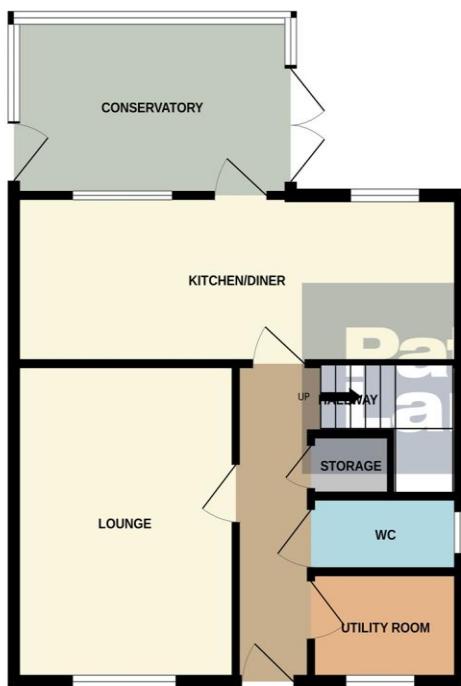
LOUNGE 10'9 x 13'10 (3.27m x 4.21m)

KITCHEN / DINING ROOM 7'4 max x 21'7  
(2.23m x 6.57m)

CONSERVATORY 13'5 x 7'9 (4.08m x 2.36m)



GROUND FLOOR



1ST FLOOR



## FIRST FLOOR LANDING

BEDROOM ONE 10'10 x 13'7 (3.30m x 4.14m)

BEDROOM TWO 10'10 x 7'9 (3.30m x 2.36m)

BEDROOM THREE 10'6 x 7'7 (3.20m x 2.31m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

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To view this property call Pattison Lane on:  
**01536 524425**

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01536 524425

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

kettering@pattisonlane.co.uk

[www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



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