



St. Johns Road, Kettering **Freehold** £245,000

**Pattison
Lane**

Key Features

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- Semi Detached Home
- Three Well Proportioned Bedrooms
- Living/Dining Room
- Conservatory
- Kitchen

Nestled in the heart of the highly sought-after Ise Lodge estate, this three-bedroom, semi-detached family home offers the perfect blend of suburban tranquillity and modern convenience. Perfectly positioned for families, the property is just a stone's throw from reputable schools and local amenities

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Welcomed via a practical entrance porch that serves as the perfect transition into the home, providing a dedicated space for coats and shoes. The heart of the home is a spacious, dual-aspect living and dining area. This versatile space is ideal for both cozy family evenings and entertaining guests. Flowing naturally from the dining area, the bright and airy conservatory offers a peaceful retreat with views across the garden, effectively extending the ground floor living space. A well-proportioned kitchen featuring ample cabinetry and integrated storage solutions, designed for effortless meal preparation.

The first-floor hosts three well-proportioned bedrooms, each offering flexibility for family life, a home office, or guest accommodation. A contemporary shower room serves the upper floor, designed with both style and accessibility in mind.

To the rear, the low-maintenance rear garden, encourages the outdoors without the upkeep. This fully enclosed space provides a private, secure space for alfresco dining or children's play.

The property features a tidy front garden that sets it back from the road. A sizeable driveway with space for two vehicles leads to a convenient carport, ensuring off-road parking is never an issue.

Properties on the Ise Lodge estate are in high demand due to their proximity to local parks and swift access to major road networks. Viewings are highly advised to appreciate all this 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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Entrance Porch 5'3 x 3'3 (1.60m x 0.99m)

Entrance Hall 5'11 wide (1.80m)

Living Room 12'11 plus bay x 12'2 to fireplace (3.93m x 3.70m)

Dining Room 11' x 9' (3.35m x 2.74m)

Conservatory 7'11 x 8'2 (2.41m x 2.48m)

Kitchen 11'8 x 8'1 (3.55m x 2.46m)

First Floor

Bedroom One 11'1 x 9'2 (3.37m x 2.79m)

Bedroom Two 12'11 max x 10'2 (3.93m x 3.09m)

Bedroom Three 10' x 7'1 (3.04m x 2.15m)

Shower Room 5'5 x 8' (1.65m x 2.43m)

Outside

Driveway for off road parking

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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