



Cornwall Road, Kettering **Freehold** £375,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Link-Detached Family Home
- Four Well Proportioned Bedrooms
- Two Reception Rooms
- En-Suite to Master Bedroom
- Separate Utility Room and W/C

Welcome to the market this exceptionally spacious Four-Bedroom Family Home, a standout property that noticeably outshines in both footprint and presence.

Thoughtfully designed for modern family living, this home pairs generous proportions with an effortless layout, all set within easy reach of top-rated local schools, daily amenities, and exceptional commute links.



The ground floor welcomes you via a bright, airy entrance hall that sets a grand tone for the rest of the property. At the heart of the home sits a versatile dual-aspect living suite: the expansive main living room flows through elegant double doors into a formal dining room, allowing you to instantly open up the floor plan for lively weekend gatherings or close it off for cozy evenings in.

Further along, the impressive open-plan kitchen and breakfast area acts as a true central hub, boasting extensive counter space, and plenty of room for family meals. Ground-floor practicality is taken care of with a dedicated utility room to keep laundry out of sight, a guest cloakroom, abundant under-stairs storage, and seamless internal access to the integrated garage.

Upstairs, the home continues to impress with its rare scale. Unlike standard layouts, all four bedrooms are genuine, well-proportioned doubles, offering exceptional flexibility for growing families, guest accommodation, or dedicated home offices. The sprawling principal suite serves as a private sanctuary, complete with its own sleek en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the property maximizes its sizable lot. The rear of the home opens onto a beautifully landscaped, fully enclosed garden, a private oasis perfect for al fresco dining. Standing prominently in the garden is a substantial outbuilding, fully ready to be utilised as a bar, executive home office, private gym, or creative studio. Out front, the property commands great curb appeal with a generous private driveway providing ample off-street parking.

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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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 13'6 max x 16'7 plus bay (4.11m x 5.05m)

DINING ROOM 11'4 x 13'1 (3.45m x 3.98m)

KITCHEN / DINING ROOM 14'10 narrowing to 11' x 22'2 narrowing to 6'3 (4.52m narrowing to 3.35m x 6.75m narrowing to 1.90m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 11'7 plus wardrobe x 11'1 (3.53m x 3.37m)

EN SUITE

BEDROOM TWO 10'10 max x 10'9 plus recess (3.30m x 3.27m)

BEDROOM THREE 7'11 plus recess x 11'2 (2.41m x 3.40m)

BEDROOM FOUR 7'6 x 9'4 (2.28m x 2.84m)

BATHROOM

OUTSIDE

GARAGE & DRIVEWAY

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.

Selling your property?

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