



Bowhill, Kettering **Freehold** £400,000

**Pattison  
Lane**

# Key Features



- Desirable Location
- Detached Family Home
- Three Double Sized Bedrooms
- First Floor En-Suite & Ground Floor Bathroom
- Bay Fronted Living Room

A Rare Find on Bowhill: Unrivalled Plot and Prime Position!

Occupying a commanding and expansive plot on the highly coveted Bowhill, this detached three-bedroom family home represents a rare opportunity to acquire significant land in a premier Kettering location. Known for its quiet residential charm and superb connectivity, Bowhill remains one of the area's most desirable addresses.

The defining feature of this property is its extraordinary rear garden. Far exceeding the average plot size for the area, this vast outdoor space offers endless possibilities:

- \* A Gardener's Dream: Ample room for landscaping, vegetable patches, or a greenhouse.
- \* The Ultimate Entertainment Space: Large enough for multiple patio zones, play equipment, and summer hosting.



\* Versatile Outbuilding: Tucked away in the grounds is a substantial outbuilding, perfect for a high-spec home office, studio, or gym.

Inside, the home is designed for modern flexibility. The ground floor boasts a bright, bay-fronted lounge and a spacious kitchen/dining room that serves as the heart of the home. A rare ground-floor double bedroom offers versatility for guests or multi-generational living, served by a well-appointed family bathroom.

To the first floor, two additional double bedrooms feature bespoke built-in wardrobes, with the principal bedroom enjoying the privacy of a dedicated en-suite.

The property is completed by a neat frontage featuring a private driveway and a single garage, ensuring that the exterior is as functional as it is beautiful.

Location is everything, and this home is perfectly positioned to enjoy the best of Kettering:

\* Commuter-Friendly: Exceptional Road links (A14/A43) and close proximity to the mainline station.

\* Healthcare & Amenities: Within easy walking distance of Kettering General Hospital and the vibrant Town Centre.

\* Family Life: Surrounded by well-regarded local schools and essential amenities, making daily life effortless.

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



GROUND FLOOR

1ST FLOOR



Entrance Porch

Entrance Hall

Living Room 18'7 into bay x 13'11 max (5.66m x 4.24m)

Kitchen/Dining Room 16'9 max x 11'9 max (5.10m x 3.58m)

Bedroom One 12'11 x 10'5 (3.93m x 3.17m)

Bathroom

First Floor

Bedroom Two 15'6 x 9'5 (4.72m x 2.87m)

En Suite

Bedroom Three 15'1 max x 8'5 max (4.59m x 2.56m)

Outside

Front Garden

Driveway & Single Garage

Rear Garden

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

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# Selling your property?

Contact us to arrange a **FREE** home valuation.

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