

Buckingham Court, Kettering **Freehold** £585,000

Pattison Lane

Key Features

5 3 C F

- Five Bedroom Detached Home
- Double Width Driveway
- Downstairs Cloakroom
- Three Reception Rooms & Conservatory
- En Suite to Master Bedroom

Positioned at the head of an established cul-de-sac within a highly regarded residential enclave in Barton Seagrave, this substantial five-bedroom detached executive residence combines generous proportions with exceptional curb appeal.

Approached via a generous driveway framed by neatly landscaped frontage, the home enjoys an expansive and versatile layout tailored to modern family living.

At the heart of the ground floor is a beautifully refitted kitchen and breakfast room, serving as both a functional culinary hub and a welcoming informal gathering space. Adjoining this is an elegant formal dining room, ideal for entertaining. The living accommodation continues with an impressive, dual-aspect sitting room of notable scale, leading seamlessly into a bright conservatory that overlooks the grounds. Further ground-floor conveniences include a guest cloakroom / WC and a partially converted garage-currently utilised as flexible bonus space while retaining the original garage frontage for effortless reinstatement if desired.







Upstairs, the first floor hosts five well-proportioned bedrooms arranged around a central landing. The principal suite features dedicated en-suite facilities, while bedrooms two and three benefit from a smart 'Jack and Jill' shower room arrangement- an ideal setup for teenagers or guests. The remaining two bedrooms are well-served by a contemporary family bathroom.

Outside, the rear garden enjoys an enviable southerly aspect, capturing sunlight throughout the day. Thoughtfully landscaped for outdoor entertaining and summer dining, the grounds feature dedicated seating areas and a substantial feature koi pond that creates a tranquil focal point.

A premier family home in a prime setting. Early viewing is highly advised to appreciate the scale, setting, and standard of accommodation on offer.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

RECEPTION ROOM 16'3 max x 7'8 (4.95m x 2.33m)

UTILITY ROOM 8'5 x 8'6 (2.56m x 2.59m)

LIVING ROOM 14'8 x 16'5 max (4.47m x 5m)

CONSERVATORY 10'9 x 14'6 (3.27m x 4.41m)

KITCHEN / BREAKFAST ROOM 13'7 narrowing to 11' x 19' max (4.14m narrowing to 3.35m x 5.79m)

DINING ROOM 10'11 x 10'5 (3.32m x 3.17m)

FIRST FLOOR LANDING

BEDROOM ONE 10'8 plus wardrobe x 11'8 (3.25m x 3.55m)

EN SUITE





GROUND FLOOR

1ST FLOOR



14 BUCKINGHAM COURT

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BEDROOM TWO 11'7 max x 11'7 max (3.53m x 3.53m)

JACK AND JILL SHOWER ROOM LEADING TO

BEDROOM FOUR 10'6 max x 11'7 max (Irregular shaped room) (3.20m x 3.53m)

BEDROOM THREE 12'4 max x 9'7 max (3.75m x 2.92m)

BEDROOM FIVE 7'8 max x 9'8 plus wardrobe (2.33m x 2.94m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

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

kettering@pattisonlane.co.uk

www.pattisonlane.co.uk

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