



Otter Street, Rothwell Kettering **Freehold** Offers in Excess of £200,000

**Pattison
Lane**

Key Features

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- Beautifully Presented Mid-Terrace Home
- Two Double Sized Bedrooms
- Spacious Living Room
- Downstairs WC
- Driveway for Two Vehicles
- Kitchen / Diner with Kitchen Appliances

Welcomed to the market this beautifully presented two-bedroom mid-terraced home is an exceptional opportunity for a wide range of buyers, from first-time homeowners to small families and investors.

Nestled in a highly sought-after new residential development of Woodland Valley Rothwell, the property combines modern living with a prime location.



As you step inside, you are greeted by a welcoming entrance hall that leads to a spacious living room, providing a perfect space for relaxation or entertaining. The open-plan kitchen and diner, offers a bright and functional area for cooking and dining with French Doors leading to the rear garden. A convenient downstairs WC completes the ground floor layout.

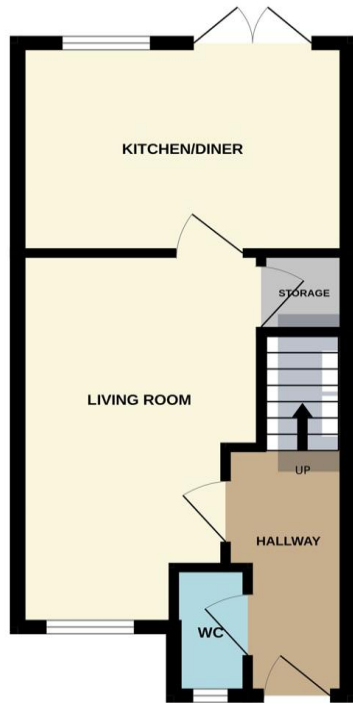
Upstairs, you will find two generously sized double bedrooms. The master bedroom offers a tranquil retreat, while the second bedroom is perfect for guests, a child's room, or a home office. A spacious and modern family bathroom features contemporary fixtures and includes additional built-in storage.

The property's exterior is just as impressive. The rear garden is a well-maintained oasis, perfect for outdoor dining or gardening, and includes a handy storage shed. The front of the house provides off-street parking for two vehicles, and an installed electric charging point adds modern convenience for electric vehicle owners.

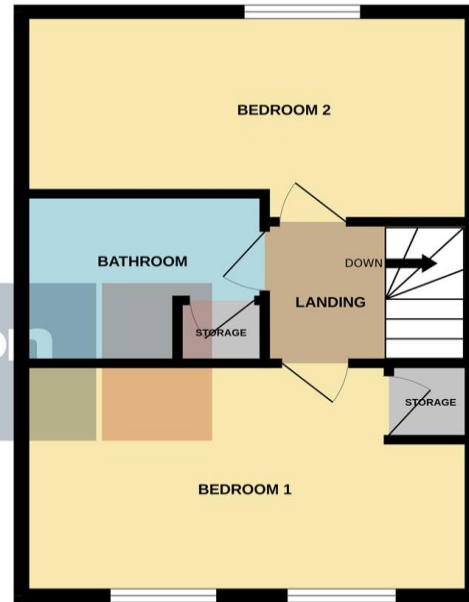
Viewings are highly advised to appreciate all this property has to offer!



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

LOUNGE 9'5 x 15'1 max (2.87m x 4.59m)

KITCHEN / DINING ROOM 12'8 x 7'9 (3.86m x 2.36m)

FIRST FLOOR LANDING

BEDROOM ONE 9'4 x 17' max (2.84m x 5.18m)

BEDROOM TWO 17' x 6'8 (5.18m x 2.03m)

BATHROOM 6'9 x 10'1 (2.05m x 3.07m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

AGENTS NOTE

The vendor has advised the loft is boarded with loft ladder and light.

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 430527

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