



Eden Street, Kettering **Freehold** £225,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  1  D  A

- Three Bedroom - Three Storey Townhouse
- Centrally Located
- Separate Lounge & Dining Room
- Presented in Fantastic Order Throughout
- Expansive Accommodation

Meticulously maintained by the current owner, this outstanding period townhouse is presented in immaculate condition throughout. Offering approximately 1,239 sq ft of versatile living space arranged over three floors, the property perfectly balances timeless character with contemporary comforts.



Ground Floor

The expansive ground floor accommodation greets you with a bright and airy lounge, defined by a magnificent bay window that bathes the room in natural light. Adjacent is a generously proportioned formal dining room, providing an ideal setting for entertaining and family meals. To the rear, the impressive modern kitchen features sleek cabinetry, integrated appliances, and a beautiful glazed transition area that seamlessly connects the interior with the outdoor spaces.

Upper Floors

The upper-level accommodation spans two further floors, boasting three beautifully appointed bedrooms. Two of these are exceptionally large double rooms that command impressive footprints. A contemporary family bathroom completes the interior layout, featuring a premium white suite, sophisticated vanity storage, and modern fixtures.

Exterior & Highlights

Externally, the home offers well-kept gardens to both the front and rear. The rear garden is a true private oasis, thoughtfully landscaped with inviting patio areas perfect for al fresco dining and relaxation.

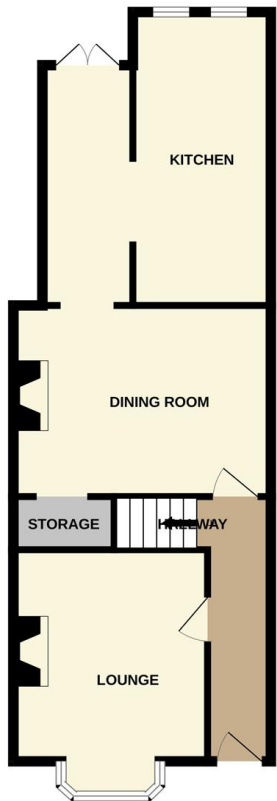
Further standout highlights include:

- An abundance of cleverly integrated storage space throughout all three floors.
- Permit-controlled parking.
- An attractive outbuilding featuring a highly practical integrated bin store.

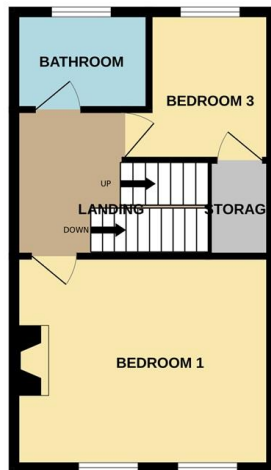
Early internal viewing is highly advised to fully appreciate the sheer scale, quality, and charm this superb home has to offer.



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 sq.m.) approx.

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

LOUNGE 10'10 max x 12' plus bay (3.30m x 3.65m)

DINING ROOM 14'5 max x 10'10 (4.39m x 3.30m)

KITCHEN 16'8 x 7'8 (5.08m x 2.33m)

SUNROOM 13'7 x 5'1 (4.14m x 1.54m)

FIRST FLOOR LANDING

BEDROOM ONE 11'11 x 14'5 max (3.63m x 4.39m)

BEDROOM THREE 6'9 plus recess x 8'9 (2.05m x 2.66m)

BATHROOM

SECON FLOOR LANDING

BEDROOM TWO 13'3 x 11' (4.03m x 3.35m)

OUTSIDE

COURTYARD STYLE FRONTAGE

REAR GARDEN

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