



Edgar Road, Kettering **Freehold** £260,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  2  C  A

- No Onward Chain
- Extended Semi-Detached Family Home
- Substantial Corner Plot
- Beautifully Presented Throughout
- Open Plan Modern Kitchen/Dining / Family Room

Welcome to the market this beautifully presented, extended three-bedroom semi-detached family home, perfectly positioned on a substantial corner plot with the benefit of No Onward Chain. Offering a modern and spacious layout throughout, this property is ready for you to move straight in.

Step into a welcoming entrance area that flows into a spacious front living room-ideal for family evenings. The heart of the home is a stunning, open-plan kitchen, dining, and family area featuring a newly fitted kitchen completed to an exceptional standard. Flooded with natural light, this rear space includes both sliding doors and French doors that seamlessly connect the interior to the private rear garden, while a convenient downstairs W/C completes this level.



The first-floor hosts three well-proportioned bedrooms, all finished with plush carpeting and neutral decor, served by a stylish and contemporary family bathroom.

Outside, the property enjoys a generously sized rear garden. Being set on a large corner plot, it boasts fantastic extra space to the side with excellent potential for a garage extension or further development, subject to the necessary planning permissions. A private driveway at the front provides convenient off-road parking for up to two vehicles.

Ideally situated just a short stroll from local amenities, including popular shops, well-regarded schools, and exceptional road links for commuters, this home is must-see. Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

LIVING ROOM 14'6 max x 11'6 max (4.41m x 3.50m)

OPEN PLAN KITCHEN / DINING / FAMILY ROOM 29'6 max x 15'11 max narrowing to 8'10 (L shaped room)
(8.99m x 4.85m narrowing to 2.69m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 9'5 plus recess x 10'4 max (2.87m x 3.14m)



GROUND FLOOR



1ST FLOOR



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BEDROOM TWO 10'3 max x 7'6 plus recess
(3.12m x 2.28m)

BEDROOM THREE 6'8 plus recess x 7'3 max
(2.03m x 2.20m)

BATHROOM 6'10 max x 7'9 max (2.08m x 2.36m)

OUTSIDE

FRONT GARDEN

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.

To view this property call Pattison Lane on:
01536 524425

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