



Fallow Road, Rothwell, Kettering **Freehold** £350,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Four Bedroom Detached Home
- Garage & Driveway
- En Suite to Master Bedroom
- Utility Room & Downstairs Cloakroom
- Four Piece Bathroom Suite

An Exceptional Four-Bedroom Stone-Fronted Family Residence - Occupying a prominent position on a sought-after modern development, this substantial detached home is a masterclass in contemporary living.

Spanning three floors and boasting an array of premium upgrades, the property has been meticulously maintained by the current owners to an immaculate standard.

The Heart of the Home

The ground floor is designed for both grand entertaining and everyday comfort. The expansive kitchen-diner serves as the social hub, featuring a sleek Quartz island and integrated appliances, including an induction hob (with gas connection available) and electric oven. For more formal relaxation, the large dual-aspect lounge is bathed in natural light via an attractive bay window and features a custom stone-clad fireplace with an inset lifestyle fire.



Luxury & Comfort

The owners have invested heavily in comfort, most notably with hydronic underfloor heating throughout, allowing for independent temperature control in every room.

Four Double Bedrooms: Uniquely, every bedroom in this home comes equipped with custom built-in wardrobes, maximizing space and storage.

The Master Suite: A peaceful retreat featuring a private en-suite with a contemporary double shower.

Family Bathroom: A sophisticated four-piece suite serving the upper floors, including a separate bathtub and walk-in shower.

Exterior & Practicality

The property's "Cotswold-style" stone frontage offers instant curb appeal, while the rear reveals a private, walled garden featuring low-maintenance artificial turf and a patio area-perfect for young families or summer hosting.

Parking: A single garage with power and a private driveway are located to the rear.

Added Extras: Outside tap, external power points, and "show-home" presentation across all floors.

Key Features at a Glance:

Substantial Three-Storey Layout

Four Double Bedrooms (All with fitted wardrobes)

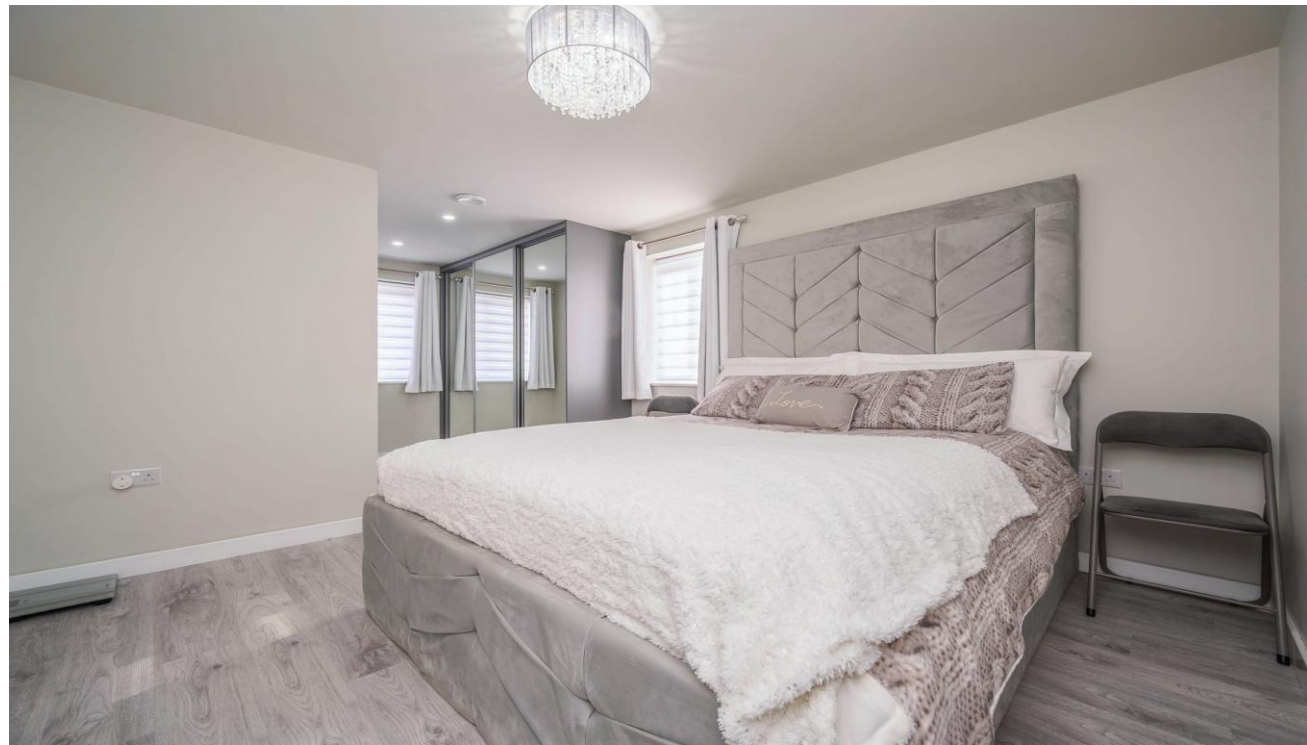
Hydronic Underfloor Heating with individual room thermostats

Premium Kitchen with Quartz island and induction cooking

Stone-Fronted Construction on a popular residential development

Garage & Driveway to the rear

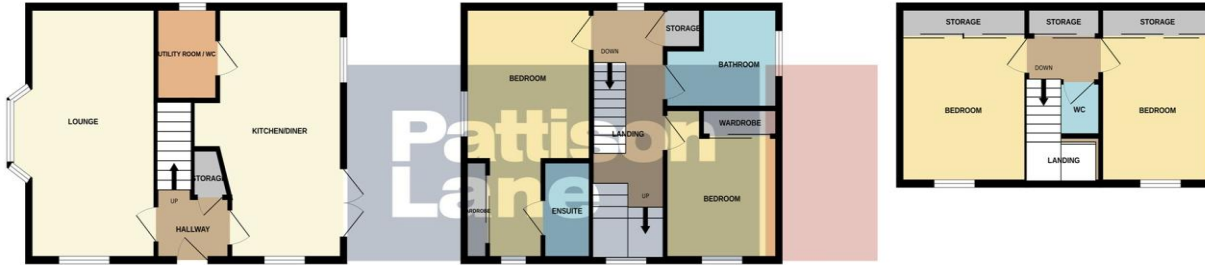
Private Walled Rear Garden



GROUND FLOOR

1ST FLOOR

2ND 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

LOUNGE 10'2 plus bay x 18'3 (3.09m x 5.56m)

KITCHEN / DINING ROOM 18'2 x 10'3 max plus recess (5.53m x 3.12m)

UTILITY ROOM / WC

FIRST FLOOR LANDING

BEDROOM ONE 18'3 max x 10'4 max (5.56m x 3.14m)

EN SUITE

BEDROOM TWO 9'4 x 11'1 (2.84m x 3.37m)

BATHROOM

SECOND FLOOR LANDING

CLOAKROOM

BEDROOM THREE 10'4 plus bay x 11' (3.14m x 3.35m)

BEDROOM FOUR 11'2 plus bay x 9'2 (3.40m x 2.79m)

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

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 01536 524425

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

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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