



Atkinson Drive, Kettering **Freehold** £375,000

**Pattison
Lane**

Key Features

 4  2  B  E

- Four Bedroom Detached Family Home
- No Onward Chain
- Modern Open Plan Kitchen / Dining Room
- En-Suite to Master Bedroom
- Single Garage & Driveway

An Exceptional Four-Bedroom Detached Home in a Prime Kettering Location! This beautifully presented, modern detached residence offers an enviable lifestyle for families seeking both space and unparalleled convenience.

Situated in a highly sought-after pocket of Kettering, the property is perfectly positioned for easy access to the town centre, Kettering General Hospital, and the mainline railway station, making it a standout choice for those balancing a busy professional life with family commitments.



Upon entering, you are greeted by a welcoming entrance hall that immediately conveys a sense of light and scale. The ground floor is anchored by a generously proportioned living room, which serves as an inviting retreat for relaxation or family gatherings. At the rear of the home lies the true centrepiece: a stunningly modernised open-plan kitchen and dining area. This versatile social hub is designed for the modern host, offering a seamless flow for morning coffee or evening dinner parties. The practicalities of family life are well-catered for by a dedicated utility room and a discreetly positioned downstairs cloakroom.

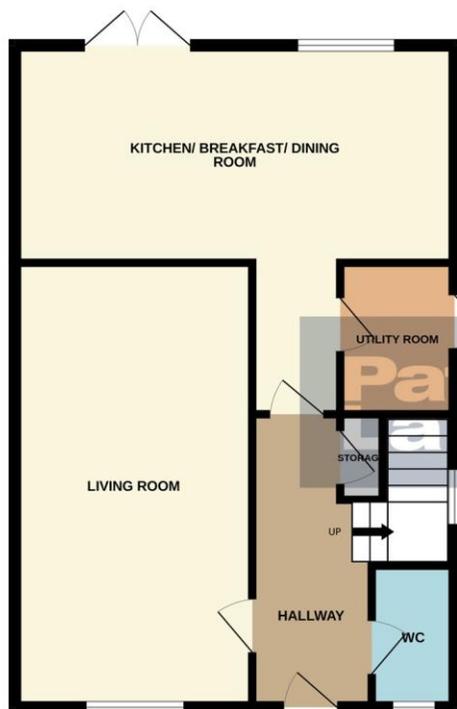
The sense of space continues upstairs, where you will find four well-proportioned bedrooms arranged around a central landing. The master suite is a genuine sanctuary, featuring fitted wardrobes and its own contemporary en-suite shower room. The remaining three bedrooms are equally impressive in size and share a stylishly appointed family bathroom, ensuring comfort for children and guests alike.

The exterior of the property is just as meticulously maintained as the interior. The rear garden provides a private outdoor oasis, offering a large, lush lawn and patio area ideal for alfresco dining or safe play. For those with multiple vehicles, the property includes a private driveway with off-road parking for two cars, alongside a single garage that provides excellent additional storage.

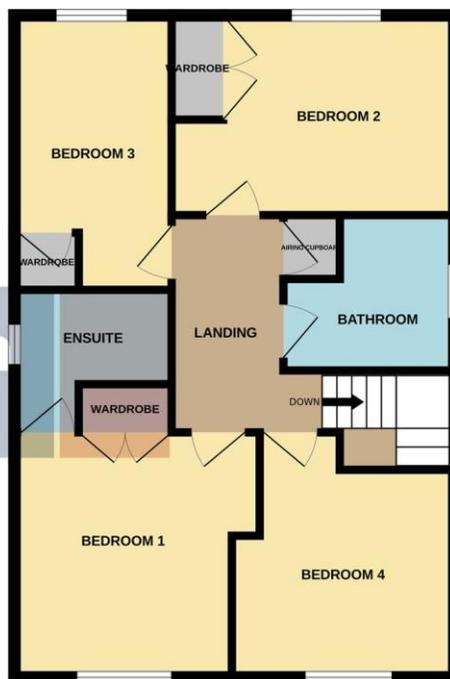
Viewings are highly advised to appreciate all this family home has to offer!



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

LIVING ROOM 11'2 x 20'11 (3.40m x 6.37m)

KITCHEN / BREAKFAST / DINING ROOM 20'7 x 10'3 plus recess (6.27m x 3.12m)

UTILITY ROOM 5'4 x 6'1 (1.62m x 1.85m)

FIRST FLOOR LANDING

BEDROOM ONE 10' plus recess x 11'5 (3.04m x 3.47m)

EN SUITE

BEDROOM TWO 10'10 plus wardrobe x 9'5 (3.30m x 2.87m)

BEDROOM THREE 7'3 x 12'10 into wardrobe (2.20m x 3.91m)

BEDROOM FOUR 10'4 x 6'9 plus recess (3.14m x 2.05m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Management charge - £95.20 paid 6 monthly

To view this property call Pattison Lane on:
01536 524425

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