



Broadway, Kettering **Freehold** £300,000

**Pattison
Lane**

Key Features

 3  1  D  B

- Three Bedroom Bay Fronted Mid-Terraced Home
- Large Rear Garden
- Open Plan Living / Dining Room
- Modern Kitchen / Breakfast Room
- Refitted Family Bathroom

Welcome to the market this exceptional three-bedroom bay fronted mid terrace family home, where timeless period character meets modern style in a highly desirable location.

Positioned along a peaceful, tree-lined avenue, this stunning property offers the perfect balance of convenience and charm, sitting just a short walk from Kettering Town Centre, Railway Station with direct links to London St Pancras in under an hour, close proximity to local amenities and exceptional road links.

Inside, the home has been meticulously updated while retaining its original architectural features, including soaring high ceilings. The ground floor opens via a welcoming entrance hall into a brilliant, light-filled living and dining room,



complete with a striking feature fireplace housing a cosy wood burner and French doors that seamlessly connect the indoor and outdoor living spaces. Flowing onward, the contemporary kitchen and breakfast room has been thoughtfully refitted with modern fixtures, creating a practical hub for everyday living.

Upstairs, the accommodation continues to impress with three generously sized, well-proportioned bedrooms and a stylishly modernised family bathroom featuring a bath with an overhead shower. Freshly laid carpets to the stairs, landing, and bedrooms, paired with superb decorative finishes throughout, ensure the entire home is completely move-in ready.

Outside, the beautifully landscaped rear garden provides a private sanctuary to relax and unwind. Featuring a paved patio area ideal for outdoor dining, a neat lawn, and vibrant borders filled with an array of established flowers and shrubs-alongside a handy storage shed-this outdoor space completes a truly remarkable home.

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

The accommodation comprises:

ENTRANCE HALL

LOUNGE 12' plus bay x 10'7 (3.65m x 3.22m)

DINING ROOM 11'3 max x 11'10 (3.42m x 3.60m)





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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KITCHEN / BREAKFAST ROOM 8' x 23'5 (2.43m x 7.13m)

LOWER FLOOR - STUDY 10'5 x 14'8 (3.17m x 4.47m)

FIRST FLOOR LANDING

BEDROOM ONE 11'11 plus bay x 16'5 max (3.63m x 5m)

BEDROOM TWO 11'11 x 10'7 max (3.63m x 3.22m)

BEDROOM THREE 8' x 7'9 (2.43m x 2.36m)

BATHROOM 4'9 x 14'4 (1.44m x 4.36m)

OUTSIDE

FRONT GARDEN

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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