



Barn Owl Drive, Rothwell Kettering **Freehold** £260,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Three Bedroom Home
- Downstairs Cloakroom
- En Suite to Master Bedroom
- Driveway
- Presented in Fantastic Order Throughout

Presented in immaculate condition, this contemporary three-bedroom residence offers the perfect blend of style and peace of mind, benefiting from the remainder of its NHBC warranty.

Situated within a highly sought-after residential community, the home is thoughtfully designed for effortless modern living.



The ground floor features a sleek, bistro-style kitchen-diner-a functional and stylish space perfect for morning coffee and evening meals-complemented by a convenient guest WC.

Upstairs, the master suite serves as a private retreat featuring a modern en-suite shower room.

Externally, the property is highly practical, providing off-road parking for two vehicles. Internal viewing is highly recommended to appreciate the pristine finish and clever use of space.

ENTRANCE PORCH

LOUNGE 12'7 max x 14'1 (3.83m x 4.29m)

INNER HALL

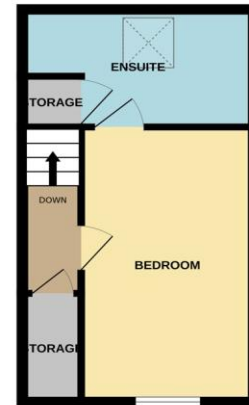
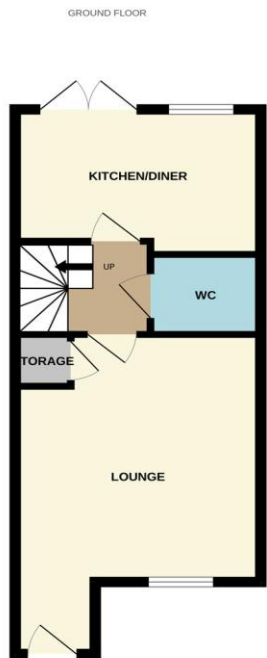
CLOAKROOM

KITCHEN / DINING ROOM 12'7 x 8'3 max
(3.83m x 2.51m)

FIRST FLOOR LANDING

BEDROOM TWO 12'7 x 11'3 max (3.83m x 3.42m)





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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BEDROOM THREE 12'7 x 7'7 (3.83m x 2.31m)

BATHROOM

SECOND FLOOR

BEDROOM ONE 14'11 x 9'1 (4.54m x 2.76m)

EN SUITE

OUTSIDE

DRIVEWAY

REAR GARDEN

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01536 524425

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