

William Street, Kettering **Freehold** £375,000 O.I.E.O.

Pattison Lane

Key Features

4 2 C D

- Three / Four Bedroom Former Coach House
- Downstairs Cloakroom
- Master Bedroom with Vaulted Ceiling & En Suite
- Exposed Brick Fireplace in Lounge
- Private Gravelled Driveway

Discreetly tucked away along a sought-after residential street just a short walk from the town centre and Rockingham Pleasure Park, this striking former coach house combines authentic rustic character with contemporary living.

Extending to approximately 1,400 sq ft, the home is filled with natural light, featuring rustic exposed brickwork, vaulted details, latch doors, and rich slate-style flooring.

The ground floor opens via a glazed entrance screen into a welcoming reception hall with stairs rising to the first floor and a guest cloakroom. The impressive dual-aspect living room centres on an attractive exposed brick fireplace, with French doors opening directly onto the rear terrace. At the heart of the home is a spacious open-plan kitchen







and dining room equipped with a central preparation island, a characterful brick inglenook, and seamless garden access. Adjoining this is a versatile fourth bedroom or snug, ideal for use as a dedicated home office or playroom.

The first floor provides three well-proportioned double bedrooms accessed from an airy landing. The principal suite features vaulted ceiling timbers and an en-suite shower room. Serving the remaining bedrooms is a generous family bathroom complete with both a standalone roll-top bathtub and a separate walk-in rainfall shower.

Outside, a private gravelled driveway provides parking for two to three vehicles, with a gated forecourt offering space for an additional vehicle or a private front courtyard. To the rear, an enclosed, low-maintenance garden features a neat lawn, planted borders, natural stone patio seating, and an attached brick outbuilding fitted with power and lighting.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 19'1 max x 12'11 (5.81m x 3.93m)

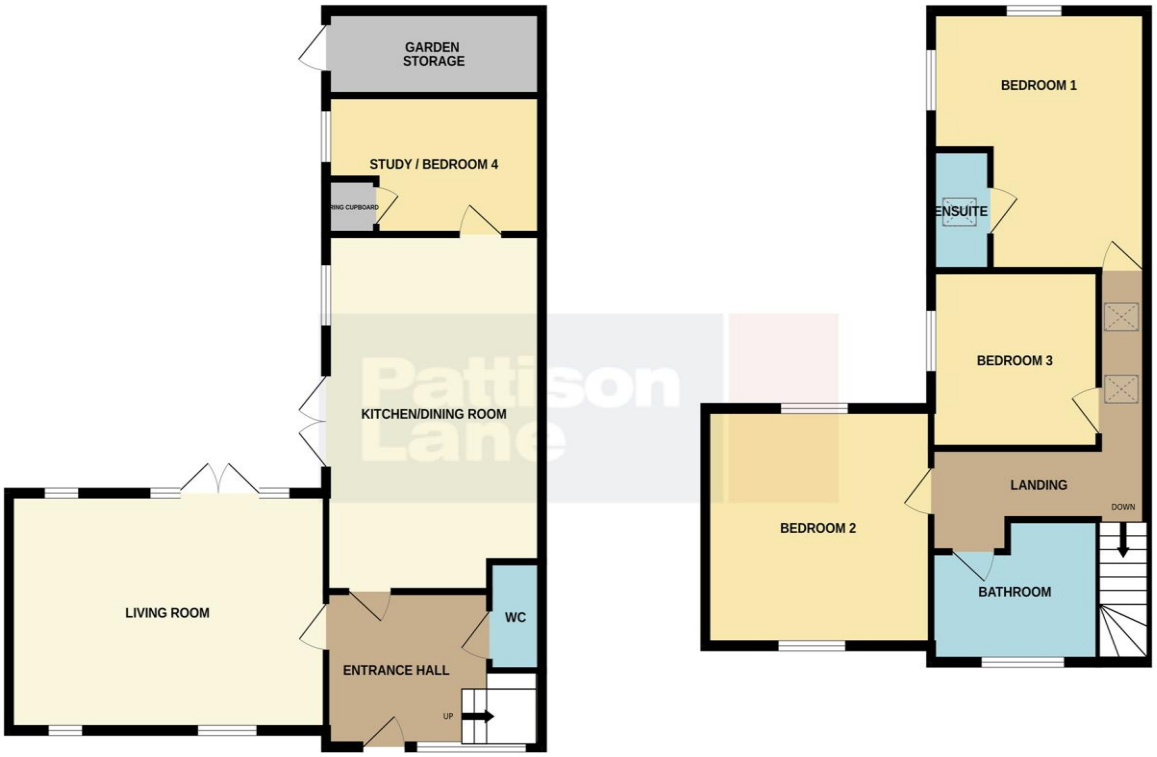
KITCHEN / DINING ROOM 13' max x 19'6 (3.96m x 5.94m)





GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

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.
Made with Metropix ©2026

STUDY / BEDROOM FOUR 7'7 x 13' max (2.31m x 3.96m)

FIRST FLOOR LANDING

BEDROOM ONE 14'2 x 9'6 plus recess (4.31m x 2.89m)

EN SUITE

BEDROOM TWO 13'7 x 13' (4.14m x 3.96m)

BEDROOM THREE 10'1 x 9'7 (3.07m x 2.92m)

BATHROOM

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**

Selling your property?

SCAN ME

Contact us to arrange a FREE home valuation.

01536 524425

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

kettering@pattisonlane.co.uk

www.pattisonlane.co.uk

SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL207260 - 0001

The Property Ombudsman