



Wellington Street, Kettering **Freehold** £179,995

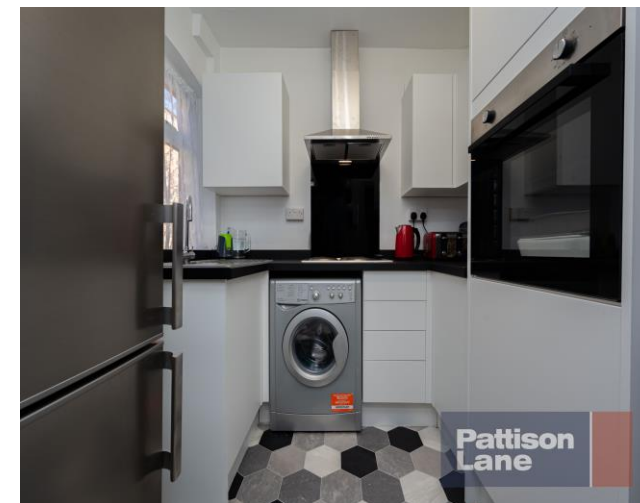
**Pattison
Lane**

Key Features

 2  1  D  A

- Two Bedrooms
- Enclosed Rear Garden
- Separate Lounge & Dining Room
- Fully Refurbished
- Close to Town Centre

Extensively refurbished and improved by the current owner this two bedroom home is located within close proximity to Kettering Town Centre. Viewing highly recommended.



ENTRANCE PORCH

Reached via main front door. Door to:

ENTRANCE HALL

Stairs rising to first floor landing. Doors to lounge and dining room.

LOUNGE 12'2 max x 10'11 (3.70m x 3.32m)

Window to front aspect. Inset spotlighting. Open to:

DINING ROOM 12'7 max x 11' (3.83m x 3.35m)

French style doors opening to the rear garden. Inset spotlighting. Door to:

KITCHEN 7'5 x 7'6 (2.26m x 2.28m)

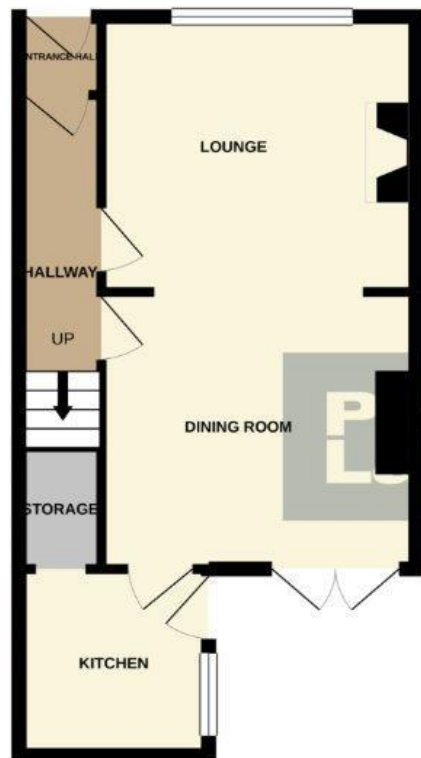
Fitted with a range of modern units to base and wall with contrasting work surfaces over and rising upstands. Stainless steel sink and drainer unit with mixer tap over. Integrated eye level oven. Inset hob with chimney style cooker hood over. Plumbing and space for washing machine. Under stairs storage cupboard. Window to side aspect. Door to side aspect.

FIRST FLOOR LANDING

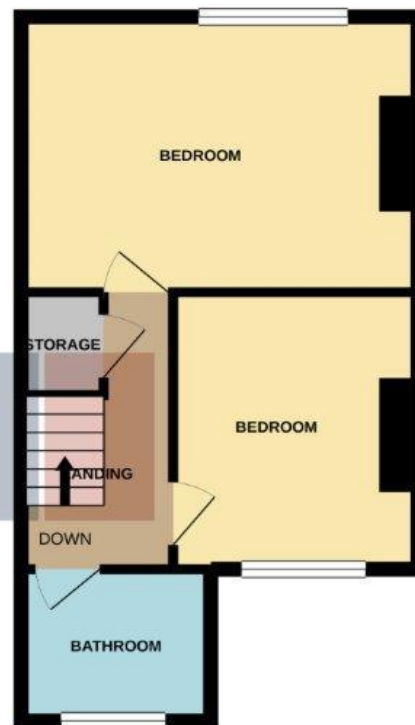
Doors to bedrooms and bathroom. Storage cupboard



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.
Made with Metropix ©2021

BEDROOM ONE 15'9 max x 10'11 (4.80m x 3.32m)

Window to front aspect. Access to loft.

BEDROOM TWO 11' x 9'6 max (3.35m x 2.89m)

Window to rear aspect.

BATHROOM

Modern fitted suite comprising a panelled bath with shower screen and shower over, vanity wash hand basin and WC. Wall mounted vanity unit. Frosted window to rear aspect.

OUTSIDE

REAR GARDEN

Enclosed rear garden with a paved patio/ seating area, laid to lawn, established shrubs and a brick built outhouse.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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: KPL205415 - 0001

