



Orchard Crescent, Kettering **Freehold** £210,000 O.I.E.O.

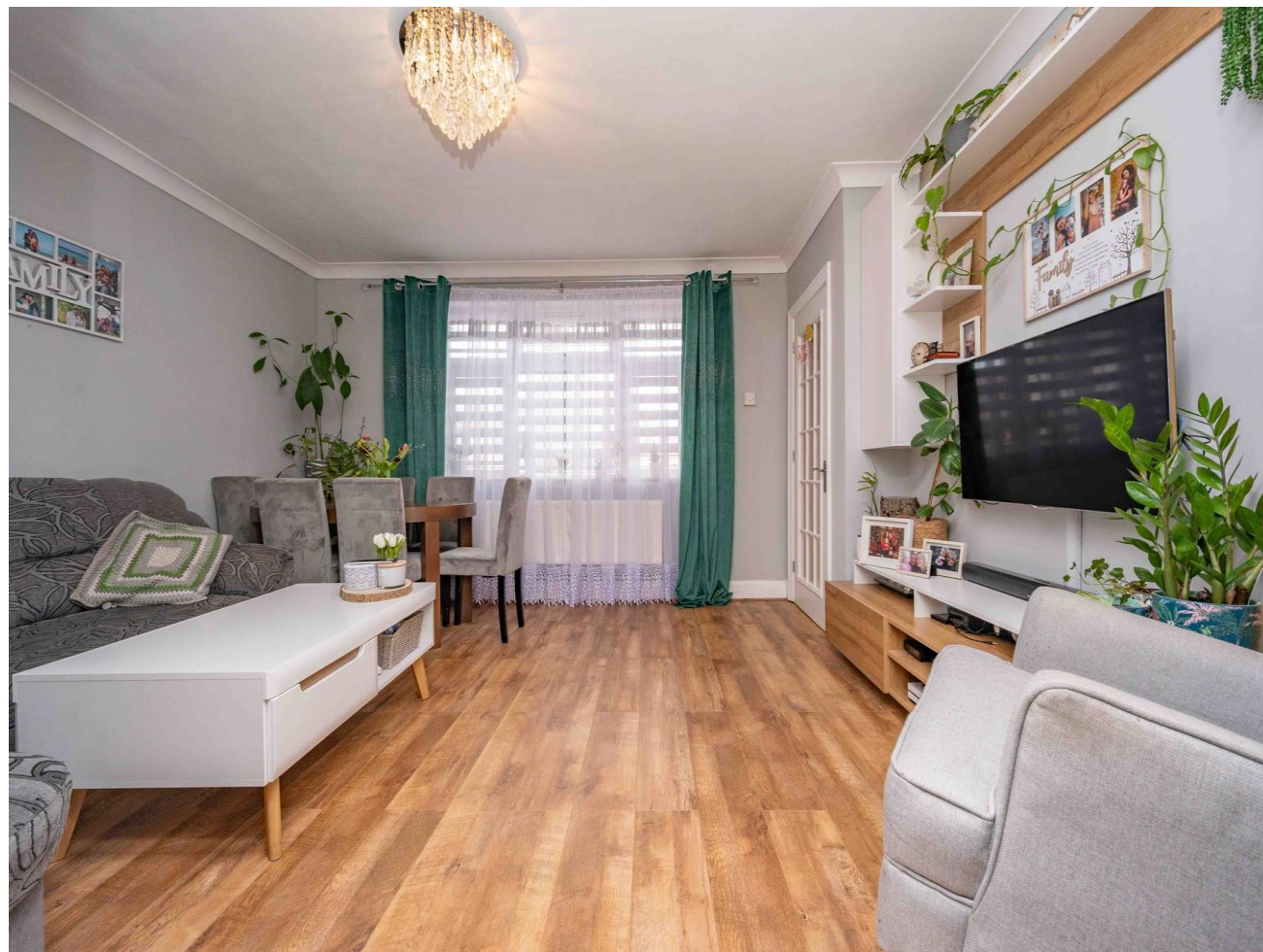
**Pattison  
Lane**

# Key Features

 2  1  C  A

- Two Bedroom Mid Terrace House
- Off Road Parking
- Downstairs WC
- Beautifully Presented Throughout
- Lounge / Dining Room

A beautifully presented two bedroom home which has been considerably improved by the current owners. Highlights include: off road parking, a ground floor WC, a modern refitted kitchen and a private rear garden with a decked area, perfect for alfresco dining. Viewing advised.



## ENTRANCE HALL

Reached via main front door. Storage cupboard. Window to side aspect. Stairs rising to first floor landing.

LOUNGE / DINING ROOM 13'10 max x 12'5  
(4.21m x 3.78m)  
Window to front aspect.

KITCHEN 13'1 x 8'6 (3.98m x 2.59m)  
Fitted with a range of modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Down lighting. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Integrated dishwasher. Plumbing and space for washing machine. Space for fridge/ freezer. Windows to rear aspect. Doorway to rear hall.

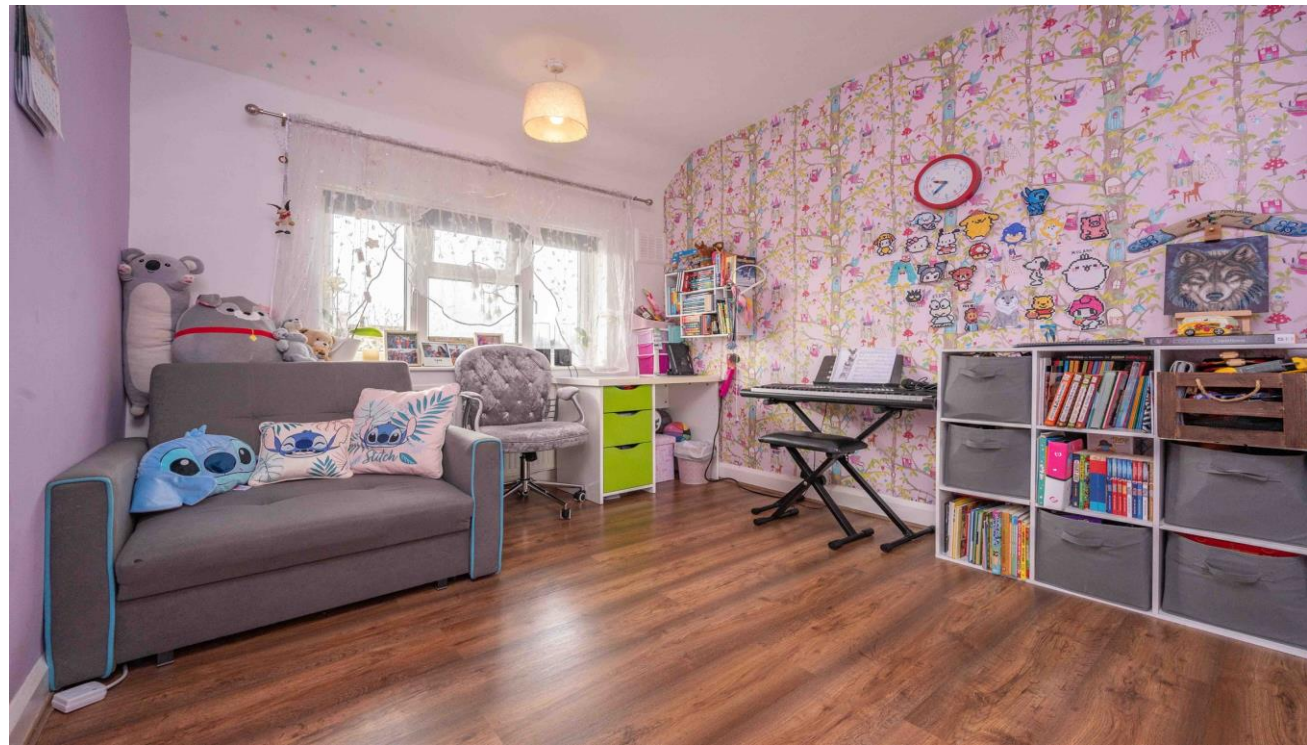
## REAR HALL

Door to downstairs WC and to the rear garden.

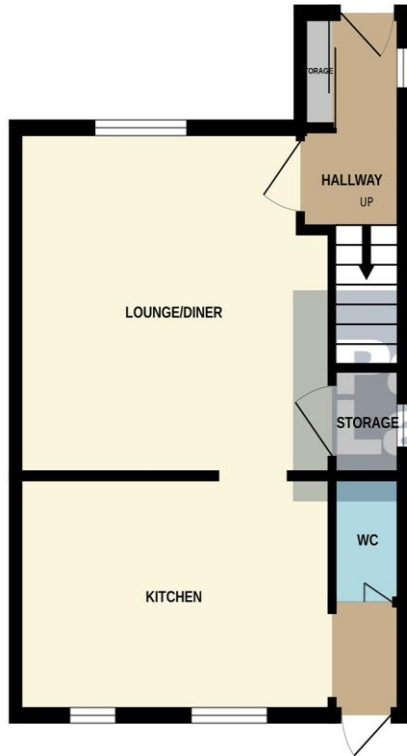
## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

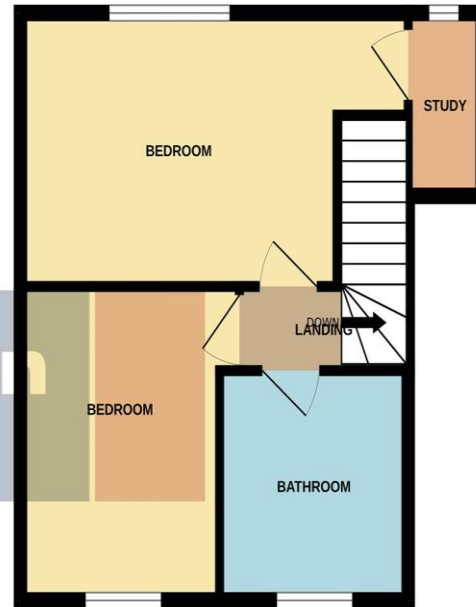
BEDROOM ONE 13'10 plus recess x 9'9 (4.21m x 2.97m)  
Window to front aspect. Door to study.



GROUND FLOOR



1ST FLOOR



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STUDY 3'3 x 6'6 (0.99m x 1.98m)  
Window to front aspect.

BEDROOM TWO 8'8 plus recess x 11'6 (2.64m x 3.50m)  
Window to rear aspect.

BATHROOM 8'3 x 8'2  
Four piece suite comprising a shower enclosure, vanity wash hand basin and WC. Frosted window to rear aspect.

#### OUTSIDE

##### FRONT GARDEN / DRIVEWAY

Large driveway which is laid to decorative gravel with a pathway leading to the main front door and side access to the rear garden.

##### REAR GARDEN

Beautifully presented garden with a raised decked seating area covered by a pergola, laid to lawn with stepping stones leading to a paved area and timber shed.

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?

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 01536 524425

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