



Balfour Street, Kettering **Freehold** £199,995

**Pattison  
Lane**

# Key Features

 3  1  D  B

- Three Bedroom End of Terrace House
- Two Loft Rooms with Skylight Windows
- Downstairs WC
- END OF CHAIN
- Off Road Parking

In need of some refurbishment this three bedroom property offers huge potential to the new owner with the potential to add a staircase to the two substantial loft rooms (subject to building regulations). Further highlights include; parking, a ground floor WC and an en-suite to the master bedroom.



## ENTRANCE

Reached via main front door into:

**LOUNGE** 11'2 x 11'3 plus bay (3.40m x 3.42m)  
Bay window to front aspect. Door to inner hall.

## INNER HALL

Stairs rising to first floor landing. Door to WC and kitchen / dining room.

## CLOAKROOM

Suite comprising a wash hand basin and WC.

**KITCHEN / DINING ROOM** 11'1 x 15' (3.37m x 4.57m)

Fitted with units to base and wall with work surfaces over and tiled splashback surrounds. Sink and drainer unit. Integrated oven. Inset hob with cooker hood over. Window and French style doors opening to the rear garden.

## FIRST FLOOR LANDING

Storage cupboard. Doors to bedrooms and bathroom. Ladder giving access to loft rooms.

**BEDROOM ONE** 15'5 x 9'9 max plus wardrobes (4.69m x 2.97m)

Window to rear aspect. Built in wardrobes. Door to en suite.

## EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC. Window to front aspect.

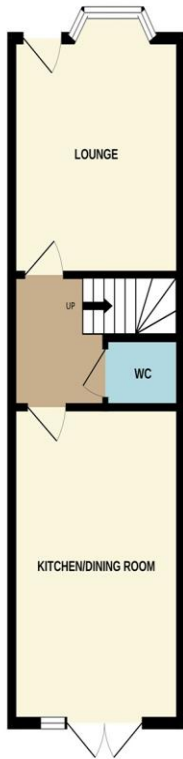
**BEDROOM TWO** 11'2 x 9'6 (3.40m x 2.89m)

Window to rear aspect.

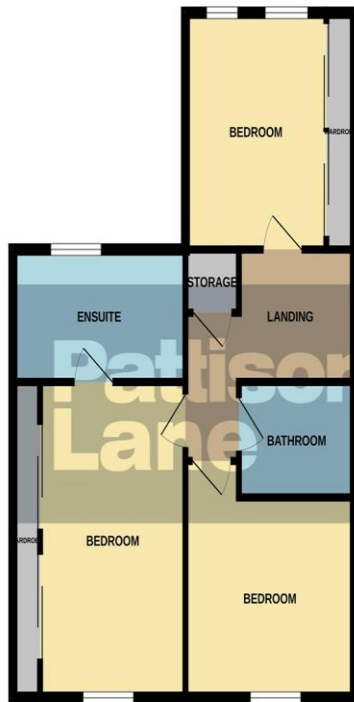
**BEDROOM THREE** 9'1 plus wardrobes x 11'5 (2.76m x



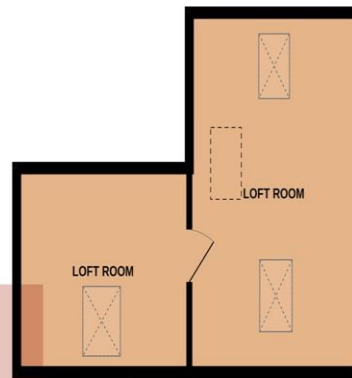
GROUND FLOOR  
357 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR (ACCESS VIA  
LADDER)  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 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.  
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3.47m)  
Window to front aspect.

#### BATHROOM

Suite comprising a panelled bath with shower over, wash hand basin and WC.

LOFT ROOM ONE 11'3 x 17' plus recess (3.42m x 5.18m)  
Skylight windows.

LOFT ROOM TWO 11'4 x 9'8 (3.45m x 2.94m)  
Skylight window.

#### OUTSIDE

##### FRONT GARDEN

Courtyard style frontage enclosed by low level walling and iron fencing.

##### REAR GARDEN

Enclosed garden which is laid to paved patio for low maintenance.

##### OFF ROAD PARKING

To the rear of the property.

#### AGENTS NOTE

- There is a communal charge for the car park which is to be confirmed.
- The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

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

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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