



Duke Street, Burton Latimer, Kettering **Freehold** £225,000

**Pattison
Lane**

Key Features



- Refurbished Retail Unit
- Kitchen & Cloakroom Facilities
- Courtyard & Timber Store
- First Floor Apartment
- One Bedroom

Refurbished retail with kitchen and cloakroom facilities while to the rear is a courtyard and timber store. The upper floor with separate access is a self contained one bedroom apartment with kitchen and shower room. Viewing recommended.

Situated in the Northamptonshire town of Burton Latimer is this self-contained retail unit with a security roller shutter door to the front. The unit area and kitchen have been fully refurbished. To the rear is a courtyard with a timber store. Upstairs (with separate access) is a large, one bedroom flat with an L shaped living room, shower room and kitchen.



Retail Unit
22'5 x 13'3 (6.83m x 4.03m)

Kitchen 10'10 max x 10'3 (3.30m x 3.12m)
Units to base and wall with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap over.

Cloakroom

Outside

Courtyard with timber storage unit.

First Floor Apartment

Entered via separate front door. Stairs rising to:

Landing
Window to side aspect. Storage.

Living Room 17' 8 x 16' 3 max narrowing to 8'4
(5.39m x 4.95m narrowing to 2.54m)
Four windows to front aspect. Two wall mounted radiators.



GROUND FLOOR



FIRST FLOOR



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Kitchen 9' 4 plus recess x 7' plus units (2.85m x 2.13m)

Window to rear aspect. A range of units to base and wall with contrasting work surfaces. Electric oven and ceramic style hob with chimney cooker hood over. Integrated fridge/freezer. Single drainer sink unit.

Bedroom 13' 5 x 9' (4.08m x 2.74m)

High level window. Wall mounted radiator.

Shower Room 8' 4 x 4' 9 (2.55m x 1.44m)

Shower enclosure, pedestal wash hand basin and low-level WC.

To view this property call Pattison Lane on:
01536 524425

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

 01536 524425

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