



Spencer Street, Rothwell, Kettering **Freehold** £210,000 O.I.E.O.

**Pattison
Lane**

Key Features

 **3**  **1**  **D**  **B**

- Three Bed Semi Detached House
- Log Burning Stove
- Modern Fitted Kitchen
- Downstairs WC
- Potential for Off Road Parking

A beautifully presented three-bedroom home with a fantastic rear garden! Highlights include; a refitted kitchen, a ground floor WC, a log burning stove and potential for off road parking subject to a dropped kerb.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

LOUNGE 12'11 x 14'4 max (3.93m x 4.36m)
Window to front aspect. Log burning stove.

KITCHEN / DINING ROOM 17'10 max x 9'4
(5.43m x 2.84m)

Fitted with high gloss modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. One and a half bowl stainless steel sink and drainer unit. Integrated oven. Inset hob with cooker hood over. Integrated fridge / freezer. Plumbing and space for washing machine. Windows and door to rear aspect.

CLOAKROOM

Suite comprising a wash hand basin and WC.
Window to side aspect.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE 10'6 x 9'11 plus recess (3.20m x 3.02m)

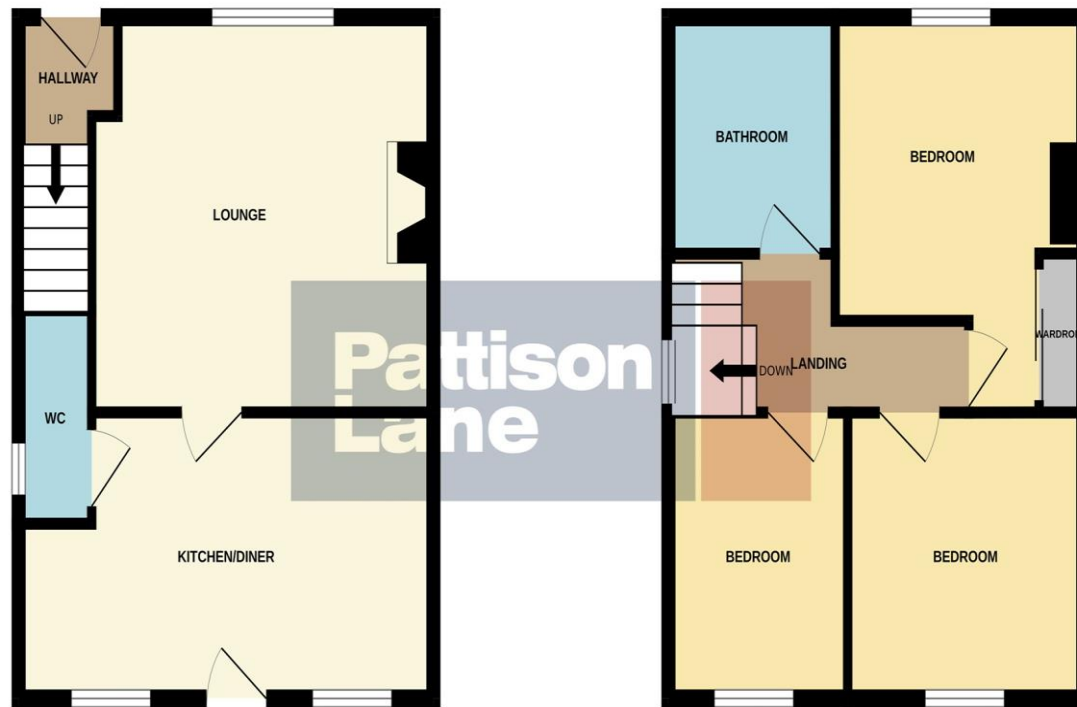
Window to front aspect. Fitted wardrobe.

BEDROOM TWO 9'7 x 9'11 max (2.92m x



GROUND FLOOR

1ST FLOOR



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3.02m)
Window to rear aspect.

BEDROOM THREE 7'7 x 9'5 (2.31m x 2.87m)
Window to rear aspect.

BATHROOM

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Heated chrome towel radiator.

OUTSIDE

FRONT GARDEN

Hard standing frontage giving potential for off road parking subject to dropped kerb. Side gate access to the rear garden.

REAR GARDEN

Beautifully presented large garden with a paved patio /seating area, raised bedding, laid to lawn, established trees, play area with laid to bark, a summer house and large timber shed.

To view this property call Pattison Lane on:
01536 524425

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