



Stratfield Way, Kettering **Freehold** £250,000

**Pattison
Lane**

Key Features

 3  1  D  B

- Three Bedroom Semi Detached House
- Off Road Parking
- Shower Room
- Beautifully Presented Throughout
- Karndean Flooring

10 out of 10! We award top marks for the condition and presentation of this three-bedroom home which has been tastefully modernised to by the current owner with highlights to include; Karndean flooring, a stunning refitted kitchen and a refitted shower room.



ENTRANCE HALL

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

LOUNGE 12'10 plus bay x 11'6 max (3.91m x 3.50m)

Bay window to front aspect. Feature fireplace. Karndean flooring. Doorway to:

KITCHEN / DINING ROOM 14'9 x 9'4 (4.49m x 2.84m)

Fitted with a range of modern units to base and wall with solid wood work surfaces over. Under unit down lighting. Breakfast bar. Larder style cupboard. Integrated oven. Inset hob with cooker hood over. Sink and drainer unit with mixer tap over. Karndean flooring. Window and double doors to rear aspect.

FIRST FLOOR LANDNING

Window to side aspect. Storage cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 10'7 max plus wardrobe x 8'6 (3.22m x 2.59m)

Window to rear aspect. Built in wardrobe.

BEDROOM TWO 6'11 x 9'8 (2.10m x 2.94m)

Window to front aspect.

BEDROOM THREE 7'4 x 6'6 (2.23m x 1.98m)

Window to front aspect.



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 ©2024

SHOWER ROOM

Modern suite comprising a shower enclosure, wash hand basin and WC. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

Open plan frontage with laid to lawn and paved pathway to main front door and side gate access to the rear garden.

OFF ROAD PARKING

To the front of the property.

REAR GARDEN

Enclosed garden with a paved patio / seating area, laid to lawn with planted borders and a timber shed.

AGENTS NOTE:

Under the terms of the Estate Agency Act 1979 (Section 21) please note the vendor is a family member of an employee of Pattison Lane.

To view this property call Pattison Lane on:
01536 524425

Selling your property?



SCAN ME

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



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: KPL205270 - 0001

