

Pattison Lane
www.pattisonlane.co.uk
KETTERING | 01530 624426
for sale



Furnace Cottages, Northampton Road ,Kettering **Freehold** £200,000 O.I.E.O.

Pattison Lane

Key Features

 3  1  D  B

- Three Bedroom Home
- Refitted Kitchen
- Separate Reception Rooms
- Off Road Parking
- Utility Room

This three-bedroom home is located on the outskirts of Kettering and benefits from off road parking and easy access to the A14. Further highlights include; a large split level rear garden and a modern refitted kitchen. Viewing advised.



ENTRANCE HALL

Reached via main front door. Windows to front and side aspect. Door into:

LOUNGE 16'4 x 13' (4.97m x 3.96m)

Two windows to front aspect. Wall mounted vertical feature radiator.

DINING ROOM 15'3 x 8'11 (4.64m x 2.71m)

Stairs rising to first floor landing. Alcove storage. Inset spotlighting. Under floor heating. Large window into the utility room.

KITCHEN 7'10 x 11'5 (2.38m x 3.47m)

Fitted with modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated appliances including a double oven, inset hob with chimney style cooker hood over, a dishwasher and washing machine. Inset spotlighting. Under floor heating. Open window into the utility room. Window to side aspect. Door way to:

UTILITY ROOM 6'5 x 12' (1.95m x 3.65m)

Fitted with modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sky light roof window. Space for appliances. Door to rear 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-measurement. 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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FIRST FLOOR LANDING

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

BEDROOM ONE 9'6 x 12'11 (2.89m x 3.93m)

Window to front aspect.

BEDROOM TWO 8'1 x 12'1 (2.46m x 3.68m)

Windows to rear and side aspect.

BEDROOM THREE 6'5 x 9'8 (1.95m x 2.94m)

Windows to front and side aspect.

BATHROOM

Suite comprising a roll top bath with a shower screen and shower over, vanity wash hand basin and WC. Heated chrome towel radiator. Under floor heating. Window to rear aspect.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Open plan frontage providing off road parking.

REAR GARDEN

An enclosed garden which is tiered to provide a raised decked area with steps leading to a laid to lawn and a further raised decked seating area. Side gate access to the front.

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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