



Edgar Road, Kettering **Freehold** £235,000

**Pattison  
Lane**

# Key Features

 3  1  C  A

- Three Bedroom Semi Detached House
- Driveway
- Carport
- Downstairs WC
- Two Reception Rooms

This substantial three-bedroom semi-detached home benefits from a large driveway and a carport giving off road parking for multiple vehicles. Having been heavily improved by the current owners to include a new roof it is now ready for someone to come and make it their own. Viewing advised.



#### ENTRANCE HALL

Reached via min front door. Stairs rising to first floor landing. Door to downstairs WC.

#### LOUNGE 12'4 x 10' (3.76m x 4.75m)

Window to front aspect. Open to:

#### DINING ROOM 12'4 max x 15'7 (3.76m x 4.75m)

Doors to rear garden.

#### KITCHEN 11'5 x 7'11 (3.48m x 2.41m)

Fitted with modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Breakfast bar. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Plumbing and space for washing machine. Space for appliances. Window to side aspect. Door to conservatory.

#### CONSERVATORY 10' x 6' (3.05m x 1.83m)

Windows and doors to the rear garden.

#### FIRST FLOOR LANDING

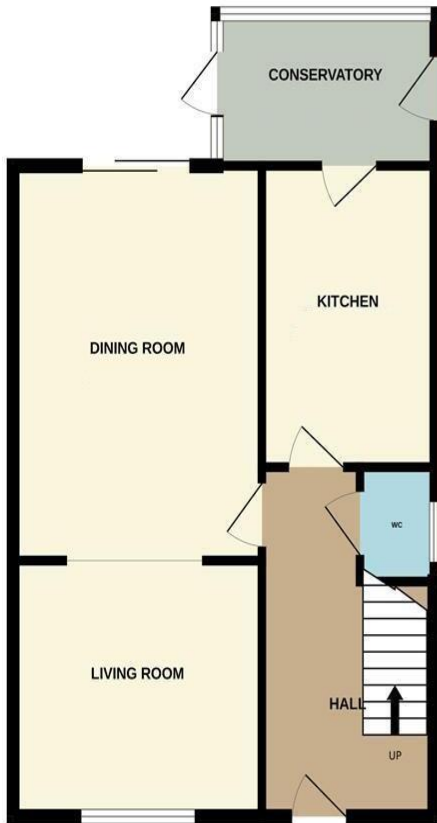
Doors to WC, bathroom and bedrooms.

#### BEDROOM ONE 11'4 x 10'9 (3.45m x 3.28m)

Window to front aspect.



GROUND FLOOR



1ST FLOOR



BEDROOM TWO 11'4 x 11'11 (3.45m x 3.63m)  
Window to rear aspect.

BEDROOM THREE 9' x 8' (2.74m x 2.44m)  
Window to rear aspect.

#### BATHROOM

Suite comprising a panelled bath and wash hand basin. Window to front aspect.

#### OUTSIDE

FRONT GARDEN / DRIVEWAY  
Driveway for multiple cars.

#### CAR PORT

To the side of the property.

#### REAR GARDEN

Enclosed garden with a paved patio, laid to lawn and shrubs.

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

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