



Montagu Street, Kettering **Freehold** £200,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Three Bedroom Home
- Centrally Located
- Insulated Outbuilding with Shower Room
- Downstairs Wet Room & Upstairs Shower Room
- Utility Room

We believe that this spacious town centre property represents a fantastic investment opportunity and would work particularly well as a house of multiple occupation as it already has three shower rooms and the opportunity to create an additional bedroom. Viewing advised.



ENTRANCE HALL

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

LOUNGE / DINING ROOM 10'6 x 22'3 (3.20m x 6.78m)

Window to front aspect. Archway to the utility room.

KITCHEN 9'10 x 7'8 (2.99m x 2.33m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Free standing cooker with cooker hood over. Window and door to rear aspect.

UTILITY ROOM 5'5 x 5'2 (1.57m x 1.57m)

Fitted with units. Space and plumbing for washing machine. Door to wet room.

WET ROOM 3'7 x 5'3 (1.09m x 1.60m)

Suite comprising a shower area, wash hand basin and WC. Window to rear aspect.

FIRST FLOOR LANDING

Doors to bedrooms and shower room. Storage cupboard.

BEDROOM ONE 10'11 x 7'11 plus wardrobes (3.32m x 2.41m)

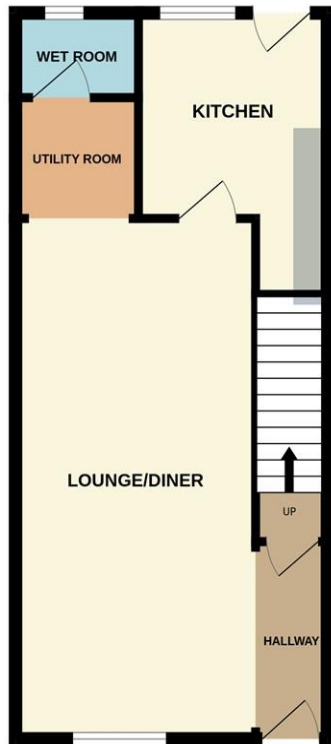
Window to front aspect. Built in wardrobes.

BEDROOM TWO 7'11 x 8'11 plus wardrobes (2.41m x 2.71m)

Window to rear aspect. Built in wardrobes.



GROUND FLOOR



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1ST FLOOR



BEDROOM THREE 7'5 x 11' max (2.26m x 3.35m)
Window to front aspect.

SHOWER ROOM

Suite comprising a shower enclosure, vanity wash hand basin and WC. Window to rear aspect.

OUTSIDE

FRONT GARDEN

Courtyard frontage with paving. Side gate access to the rear.

REAR GARDEN

Maintained garden with laid to block paving and an insulated outbuilding.

OUTBUILDING 11'5 x 9'3 plus wardrobes. (3.47m x 2.81m)

Window and door into the rear garden. Built in sliding wardrobes. Storage cupboard. Door to modern fitted shower room. Power and lighting.

AGENTS NOTE

Solar panels installed.

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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