



Primrose Close, Kettering **Freehold** £235,000

**Pattison  
Lane**



# Key Features

 3  1  D  B

- Three Bedrooms
- Semi Detached
- Off Road Parking
- Garage
- Conservatory

This three bedroom semi-detached home is offered to the market with no onward chain and represents a fantastic first time purchase. Highlights to include a garage with off road parking, a conservatory and a private rear garden.





#### ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Radiator. Laminated flooring. Door to:

LOUNGE 13'11 x 9'5 extending to 12'8 max into recess (4.24m x 2.87m extending to 3.86m)  
Window to front aspect. Radiator. Television points. Telephone point.

KITCHEN 11'11 x 9'4 (3.63m x 2.84m)  
Fitted with units to base and wall with work surfaces over and tiled splashback surrounds. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated eye level oven. Inset hob with cooker hood over. Plumbing and space for washing machine and dishwasher. Window and door to conservatory.

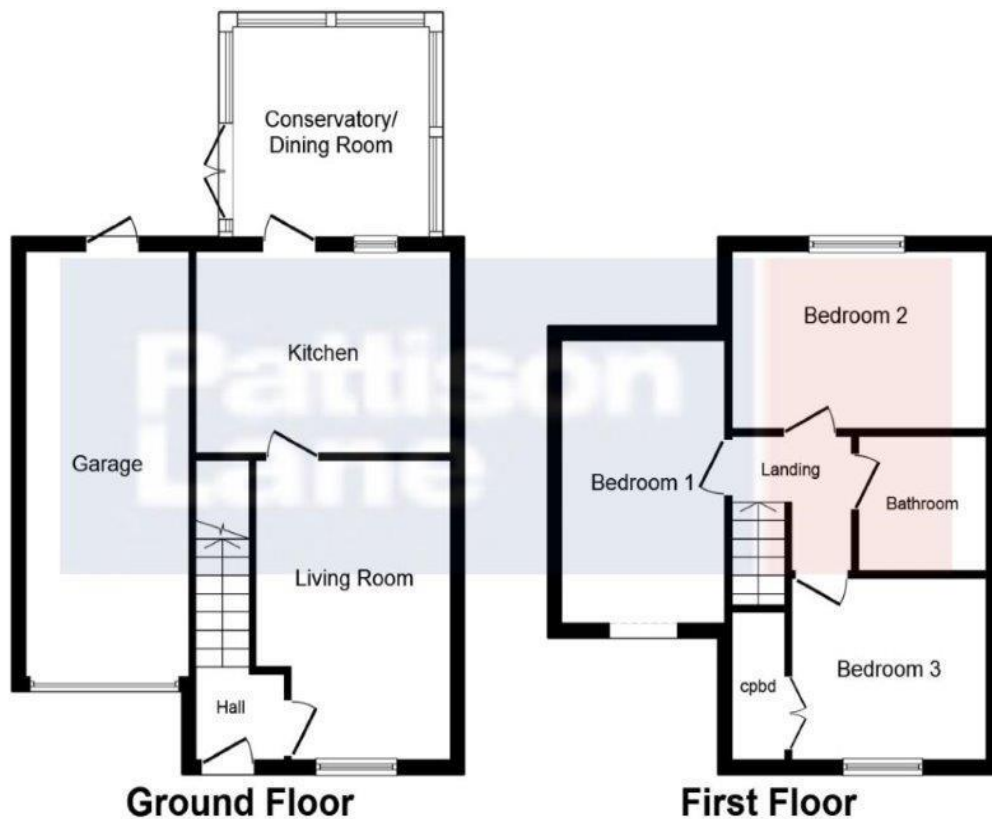
CONSERVATORY 9'11 x 9'11 (3.02m x 3.02m)  
UPVc double glazed conservatory benefitting from a remote-control combination light and fan to ceiling. Radiator. Laminate flooring. Television point. French style doors opening to the rear garden.

#### FIRST FLOOR LANDING

Access to loft. Doors to bedrooms and bathroom.

BEDROOM ONE 12' x 8' (3.65m x 2.43m)  
Window to rear aspect. Radiator. Fitted wardrobes.  
BEDROOM TWO 13'6 max x 7'10 restricted head height. (4.11m x 2.38m)  
Window to front aspect. Radiator.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**BEDROOM THREE** 9' x 8'4 into recess (2.74m x 2.54m)  
Window to front aspect. Radiator. Fitted wardrobe/cupboard with wall mounted gas boiler.

#### BATHROOM

Modern fitted suite comprising a panelled bath with shower over, wash hand basin with mixer tap over and low level WC. Heated chrome towel radiator. Extractor fan.

#### OUTSIDE

##### FRONT GARDEN

Open plan frontage which is mainly laid to lawn and a paved pathway leading to the main front door.

##### DRIVEWAY & GARAGE 19'1 x 8' (5.81m x 2.43m)

Driveway to the front leading to a single garage with up and over door. Power and lighting. Built in shelving. Personnel door to the rear garden.

##### REAR GARDEN

Enclosed by timber fencing the rear garden is mainly laid to lawn with establish shrub and flower borders with a paved patio / seating area. Timber tool shed.

#### AGENTS NOTE:

Photos taken prior to tenancy.

To view this property call Pattison Lane on:  
**01536 524425**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

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