



Montcalm Close, Kettering **Freehold** £240,000 O.I.E.O.

**Pattison
Lane**

Key Features

🚗 2 🏠 1 🔌 C 🏡 B

- Two Bedroom Semi Detached Bungalow
- Garage & Driveway
- Modern Fitted Kitchen & Bathroom
- Beautifully Presented Throughout
- Ise Lodge Location

Nestled within a peaceful cul-de-sac in the sought-after Ise Lodge area, this charming two-bedroom semi-detached bungalow offers comfortable and practical living. The property features a welcoming entrance porch, a cozy lounge with a log burner, a practical kitchen, a shower room, and two comfortable bedrooms. Outside, discover a low-maintenance garden, ample storage, a single garage, and a generous driveway. Early viewings are highly recommended to appreciate this delightful home.



ENTRANCE PORCH

Reached via main front door. Windows to three sides. Door to:

ENTRANCE HALL

Door to lounge.

LOUNGE 15'4 x 9'11 max (4.67m x 3.02m)

Window to front aspect. Log burning stove.

INNER HALL

Doors to kitchen, bedrooms and bathroom.

KITCHEN 8'1 x 8'5 (2.46m x 2.56m)

Fitted with units to base and wall with contrasting work surfaces and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated oven, inset hob with cooker hood over. Plumbing and space for washing machine, Cupboard housing boiler for central heating. Window and door to side aspect.

BEDROOM ONE 12'4 x 9'5 (3.76m x 2.87m)

Window to rear aspect.

BEDROOM TWO 9' x 8'5 (2.74m x 2.56m)

French doors to rear garden.

SHOWER ROOM

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



GROUND FLOOR



OUTSIDE

FRONT GARDEN

Manicured frontage with decorative gravel and access to the main front door.

GARAGE & DRIVEWAY

Large driveway leading to a garage to the side to the property.

REAR GARDEN

Low maintenance garden with a hard standing seating area, laid to artificial lawn and raised bedding. Two outside storage units one 3'2 x 3'2 (0.96m x 0.96m) and a second with window to rear 3'2 x 5'11 (0.96m x 1.80m)

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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



 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: KPL205703 - 0001

