



Windermere Road, Kettering **Freehold** £325,000 O.I.E.O.

**Pattison  
Lane**



# Key Features

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- NO ONWARD CHAIN
- Two Bedroom Detached Bungalow
- Driveway for Several Vehicles
- Garage
- Four Piece Bathroom Suite

Situated in this very popular and sought after area of Kettering this two bedroom detached bungalow is offered for sale with NO ONWARD CHAIN. Benefitting from a private rear garden, good size accommodation, separate shower room and a driveway with a garage.





#### ENTRANCE PORCH

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

#### HALLWAY

Doors to bedrooms, living room, kitchen and bathroom.

#### LIVING ROOM 14'6 x 13'7 (4.41m x 4.14m)

Patio doors opening to the rear garden. Electric fire with marble hearth and Adams style surround.

#### KITCHEN 9'2 x 17'10 (2.79m x 5.43m)

Fitted with units to base and wall with work surfaces over and tiled splashback surrounds. Sink unit with mixer tap over. Integrated double oven. Inset hob with cooker hood over. Integrated fridge. Integrated dishwasher. Windows to side aspect. Door into dining room.

#### DINING ROOM 9'1 x 14'2 (2.76m x 4.31m)

Double doors opening into the conservatory. Window to side aspect into the garden. Open archway window into the living room.

#### CONSERVATORY 9'9 x 10'6 (2.97m x 3.20m)

Of Upvc construction. Door to side aspect.

#### UTILITY ROOM

Plumbing and space for washing machine. Door to garage and shower room / WC.

#### BEDROOM ONE 12'5 max x 12'11 plus bay (3.78m x 3.93m)

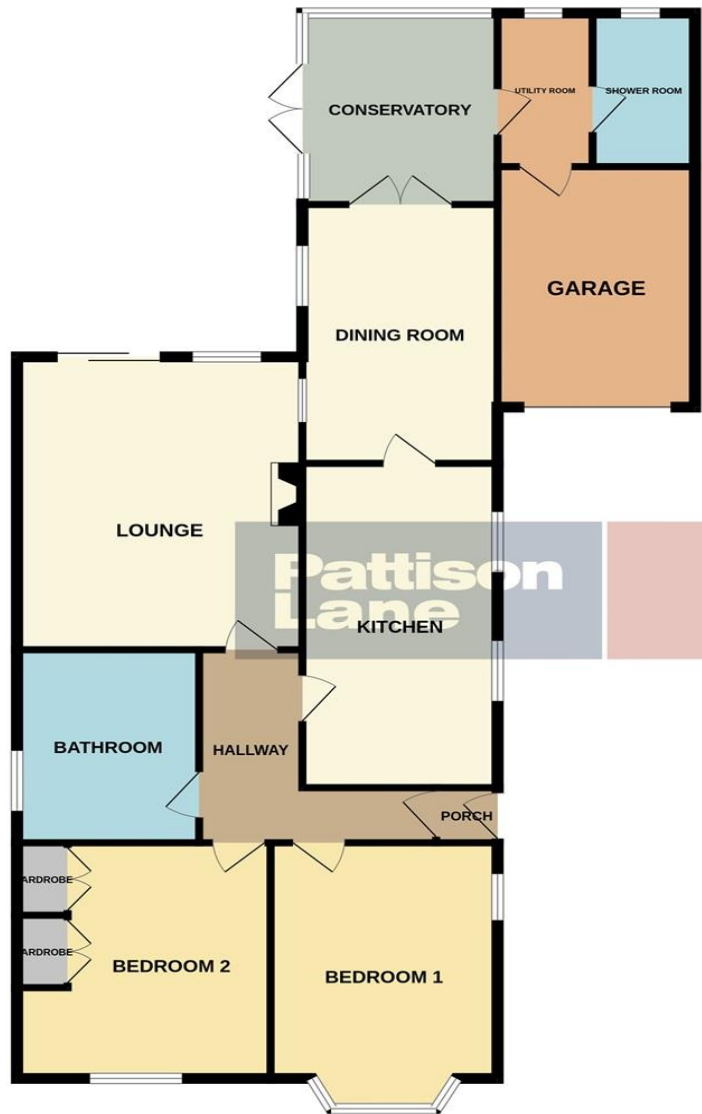
Windows to front and side aspect.

#### BEDROOM TWO 12'3 x 9'6 plus wardrobes (3.73m x 2.89m)

Bay window to front aspect. Fitted furnishings.



## GROUND FLOOR



### BATHROOM

Four piece suite comprising a shower enclosure, a panelled bath, vanity wash hand basin and WC. Frosted window to side aspect. Storage cupboard.

### OUTSIDE

#### FRONT GARDEN / DRIVEWAY

Large driveway providing off road parking for multiple cars.

#### GARAGE 9'6 x 13'2 (2.89m x 4.01m)

To the side of the property with up and over door.  
Personnel door into the utility room.

#### REAR GARDEN

Maintained garden with a resin seating area, paved patio, laid to lawn, decorative gravel and a wealth of shrubs.

### AGENTS NOTE

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

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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