



Bath Road, Kettering **Freehold** £180,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Mature Bay Fronted Home
- Three Bedrooms
- Upstairs Bathroom
- Lounge open to Dining Room
- Enclosed Rear Garden

Mature bay fronted home located within reach of local amenities with town centre a short distance away. Good road links and with a main line railway station in Kettering. The property benefits from lounge open to the dining room, kitchen, three bedrooms and an upstairs bathroom. Viewing is advised.



PORCH

Reached via main front door. Door into:

ENTRANCE HALL

Window to into lounge. Stairs rising to first floor landing.

LOUNGE 10'6 x 11'10 plus bay (3.20m x 3.60m)

Bay window to front aspect. Feature fire surround with display shelving. Wall light points. Open to:

DINING ROOM 11'11 x 11'11 (3.63m x 3.63m)

Window to rear aspect.

KITCHEN 14'3 x 7'11 (4.34m x 2.41m)

Units to base and wall. Sink unit with mixer tap over. Plumbing and space for automatic washing machine. Space for cooker. Under stairs storage cupboard. Windows to rear and side aspect. Door to side aspect.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE 11'10 x 11'8 (3.20m x 3.55m)

Window to front aspect. Radiator.

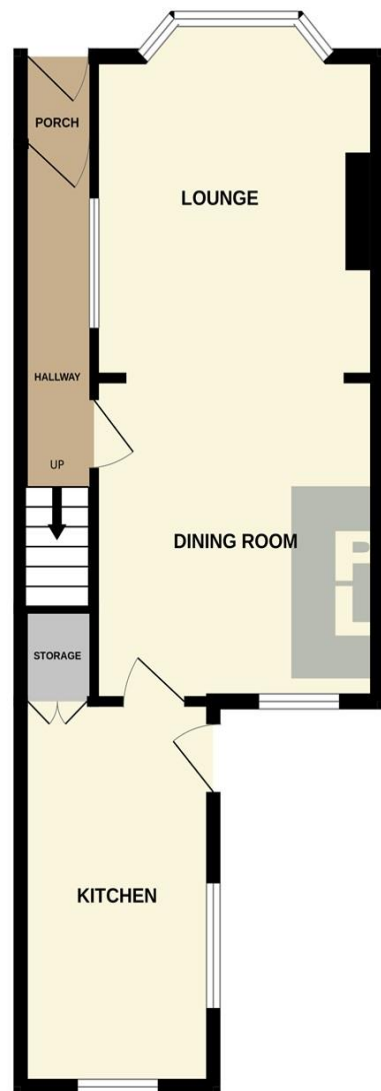
BEDROOM TWO 11'11 narrowing to 8'11 x 12'1

max (3.63m narrowing to 2.71m x 3.68m)

Window to rear aspect. Radiator.



GROUND FLOOR



1ST FLOOR



BEDROOM THREE 11'11 x 6'6 (3.63m x 1.98m)
Window to front aspect. Radiator.

BATHROOM 14'2 max 11'6 max (4.31m x 3.50m)
Comprising panel bath, shower enclosure,
pedestal wash hand basin and low-level WC.
Radiator. Airing cupboard. Window rear aspect.

OUTSIDE

Front Garden
Courtyard style frontage with dwarf walling and
gated access to front door.

Rear Garden
Enclosed with mature trees and shrubs. Brick built
barn. Access to front.

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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