



Otter Street, Rothwell Kettering **Freehold** £210,000

**Pattison
Lane**

Key Features

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- Two Bedroom End of Terrace Home
- Double Bedrooms
- Spacious Living Room
- Kitchen / Dining Room
- Downstairs WC

A Beautifully Presented Two-Bedroom Home in a Desirable New Development! Nestled within a highly sought-after new residential development, this immaculately presented two-bedroom home offers an exceptional opportunity for a variety of buyers.

Boasting a prime location with easy access to local amenities and major road links, this property is perfectly suited for first-time buyers, astute investors, or those looking to downsize.

Step inside and be greeted by a welcoming entrance hall that leads to the well-proportioned ground floor. The heart of the home features a spacious living room, providing a comfortable and inviting space for relaxation.



The modern kitchen/dining room is a true highlight, complete with elegant French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. For added convenience, a downstairs W/C completes the ground floor layout.

Ascending to the first floor, you'll discover two generously proportioned double bedrooms, offering comfortable retreats for residents. A well-appointed family bathroom serves both bedrooms, featuring contemporary fixtures and fittings.

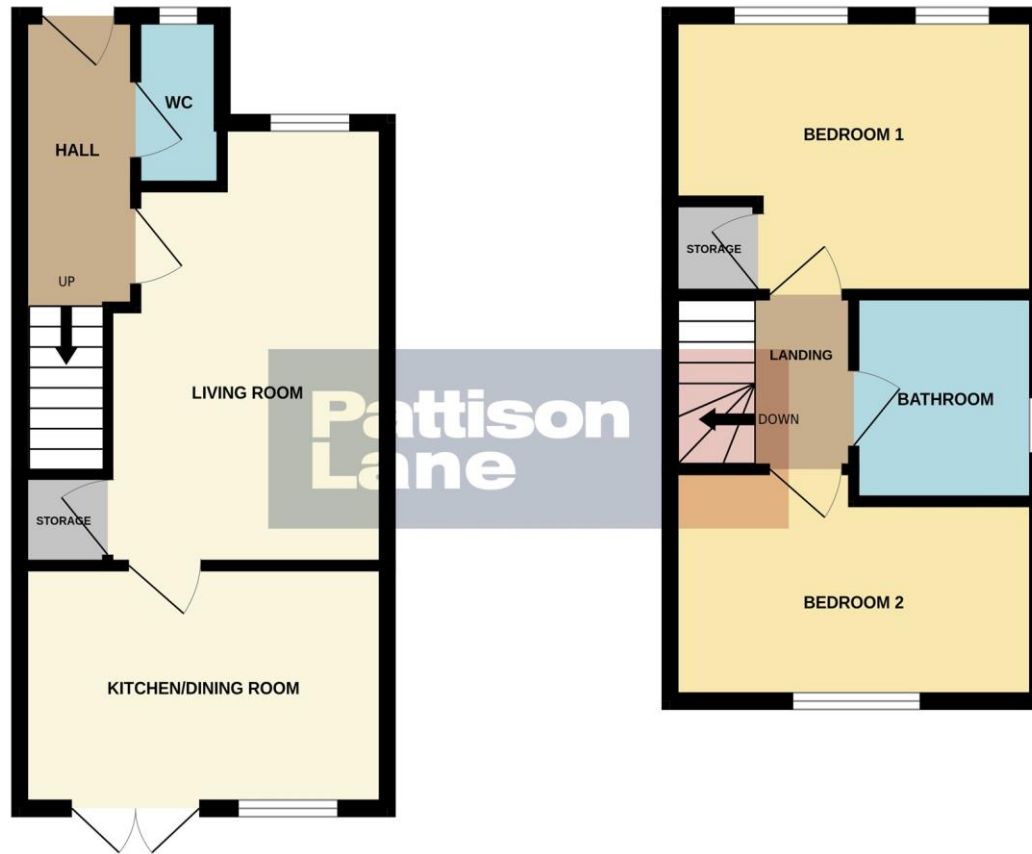
To the rear, the property benefits from an enclosed rear garden, perfect for outdoor entertaining, gardening, or simply unwinding. Furthermore, the property includes the added advantage of allocated off-road parking for two vehicles at the front, ensuring hassle-free parking for residents and guests alike.

Viewings are strongly advised to appreciate all this property has to offer!



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE 15'1 max x 9'4 max narrowing to 5' (4.59m x 2.84m narrowing to 1.52m)

KITCHEN / DINING ROOM 12'7 x 8'1 (3.83m x 2.46m)

FIRST FLOOR LANDING

BEDROOM ONE 9'4 max x 9'4 plus recess (2.84m x 2.84m)

BEDROOM TWO 7'9 narrowing to 6'8 x 12'7 max (2.36m narrowing to 2.03m x 3.83m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Management charge to be confirmed

To view this property call Pattison Lane on:
01536 524425

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 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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