



Wordsworth Road, Kettering **Freehold** £220,000

**Pattison
Lane**

Key Features

2 1 D B

- Two Bedroom Semi Detached Home
- Downstairs Cloakroom
- Conservatory
- Bay Fronted Lounge
- Well-appointed Kitchen Complete With a Useful Pantry

Charming Semi-Detached Home with Exceptional Character - Nestled in the highly sought-after North end of Kettering, this charming two-bedroom semi-detached residence is offered to the market in fantastic decorative order throughout.

The interior boasts a wealth of character, creating an immediate and inviting 'cottagey' ambiance. The accommodation comprises a cosy lounge, and a beautiful, well-appointed kitchen complete with a useful pantry. This flows seamlessly into a modern conservatory, which provides a versatile and bright space currently utilized as a superb dining area, complemented by a convenient ground floor WC.



Upstairs, the property features two well-proportioned bedrooms and a contemporary bathroom.

The exterior is equally impressive and perfectly designed for outdoor entertaining. The private rear garden features both a patio and a raised decked area, which is home to an impressive summer house. This versatile structure is currently styled as an attractive bar area, offering a superb space for social gatherings.

Given the exceptional presentation and desirable location, an early viewing is highly recommended.

The accommodation comprises:

ENTRANCE HALL

LOUNGE 10'11 plus bay x 12'1 max (3.32m x 3.68m)

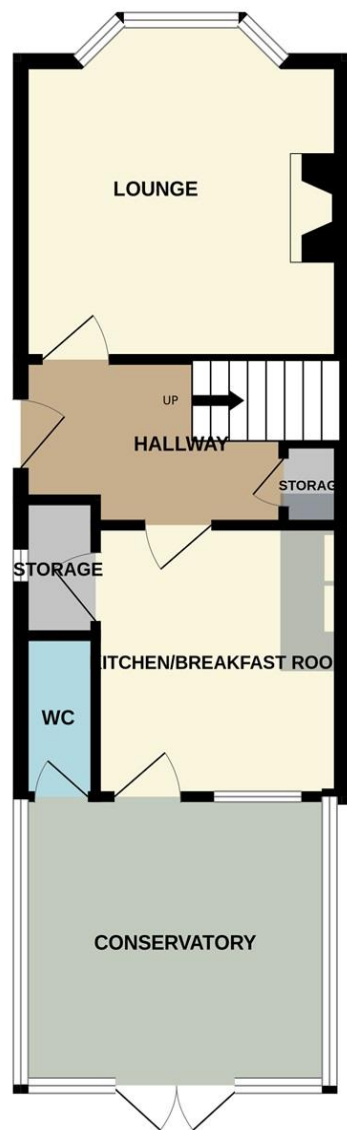
KITCHEN / BREAKFAST ROOM 8'11 x 9'11 (2.71m x 3.02m)

CONSERVATORY 10'7 x 11'2 (3.22m x 3.40m)

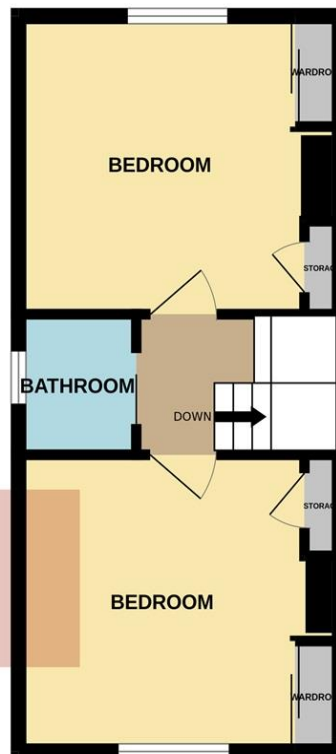
CLOAKROOM



GROUND FLOOR



1ST FLOOR



FIRST FLOOR LANDING

BEDROOM 10'10 x 9'11 (3.30m x 3.02m)

BEDROOM 11' x 11'10 (3.35m x 3.60m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

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01536 524425

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

 kettering@pattisonlane.co.uk

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