



St. Michaels Road, Kettering **Freehold** £235,000 O.I.E.O

**Pattison  
Lane**

# Key Features

 2  2  B  A

- Detached Property
- Two Self- Contained, One Bedroom Apartments
- Off Road Parking
- Low Maintenance Rear Garden
- NO OWNWARD CHAIN

Offered to the market with the distinct advantage of vacant possession, this unique detached residence comprises two fully self-contained, one-bedroom apartments. Both dwellings are presented to an impeccable standard throughout, offering a truly turnkey solution for the new owner.

**A Rare and Versatile Opportunity: Two Immaculate Self-Contained Apartments:**

Externally, the property continues to impress, featuring highly sought-after off-road parking and a thoughtfully designed, low-maintenance rear garden that perfectly complements a hassle-free lifestyle.



This exceptional property presents a multitude of possibilities tailored to different buyer needs:

- For the Astute Investor: A highly lucrative, ready-made addition to any portfolio, offering an immediate and streamlined dual-income opportunity.

- For the Forward-Thinking Downsizer: An ingenious lifestyle and retirement prospect. Enjoy the comfort and accessibility of residing in the ground-floor apartment, while effortlessly generating a supplementary income stream by letting the suite above.

Versatile opportunities of this caliber are rarely available for long. Early viewing is highly recommended to fully appreciate the quality and potential this property has to offer.

The accommodation comprises:

#### GROUND FLOOR APARTMENT:

LIVING ROOM - 16'7" narrowing to 13'3" x 9'9" max (5.05m narrowing to 4.03m x 2.97m)

INNER HALL

KITCHEN 8'9" x 9'3" (2.66m x 2.81m)

BEDROOM 12'7" x 7'3" (3.83m x 2.20m)

BATHROOM 5'5" x 6'1" (1.65m x 1.85m)



GROUND FLOOR FLAT



FIRST FLOOR FLAT



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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## FIRST FLOOR STUDIO APARTMENT

OPEN PLAN LOUNGE / DINING / KITCHEN /  
BEDROOM 23'7 max x 16'6 max (7.18m x 5.02m)  
SHOWER ROOM 5'7 x 5'6 (1.70m x 1.67m)

OUTSIDE

DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Ground Floor Flat EPC rating - B

First Floor flat EPC rating - B

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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