



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

**Pattison
Lane**

Key Features

 3  1  C  A

- Three Well-Proportioned Bedrooms
- Mid-Terraced Family Home
- Driveway
- Generous Family Kitchen
- Powered Outdoor Workshop / Studio

Welcome to the market, this well presented mid-terraced family home offering the perfect blend of comfort and functional outdoor living.

Situated in a prime location, the property enjoys easy access to local amenities, reputable schools, and superb transport links - making it an ideal choice for growing families and commuters alike.



Upon entry, a welcoming hallway leads to two distinct reception rooms. The front-facing living room serves as a bright and airy retreat. To the rear, the modern kitchen flows seamlessly into a dedicated dining room, creating a social hub perfect for entertaining. Large French doors open directly onto the patio, bridging the gap between indoor and outdoor living.

The first-floor features two generously proportioned double bedrooms, a versatile single bedroom (ideal for a nursery or home office), and a sleek, contemporary shower room finished with high-quality fixtures.

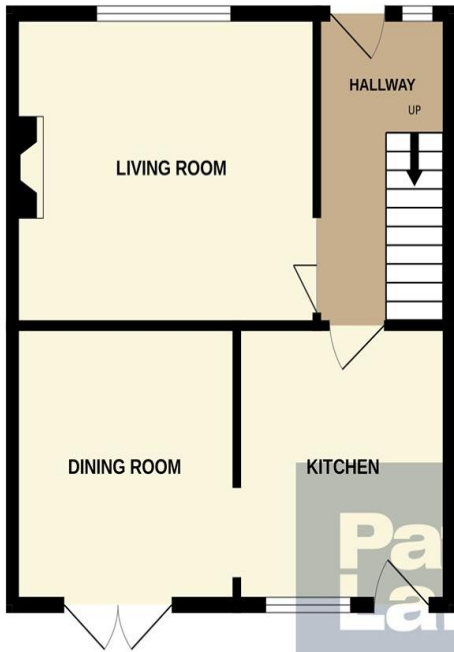
The property truly shines in its outdoor offerings:

- Expansive Garden: A meticulously maintained rear garden providing a lush, private escape.
- The Workshop: A highlight of the home is the fully powered outdoor workshop/studio. Whether you need a professional home office, a creative retreat, or a private gym, this space is ready for immediate use.
- Added Conveniences: The garden also features an outdoor W/C and secure gated rear access.

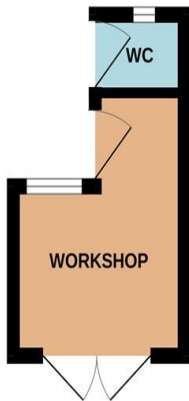
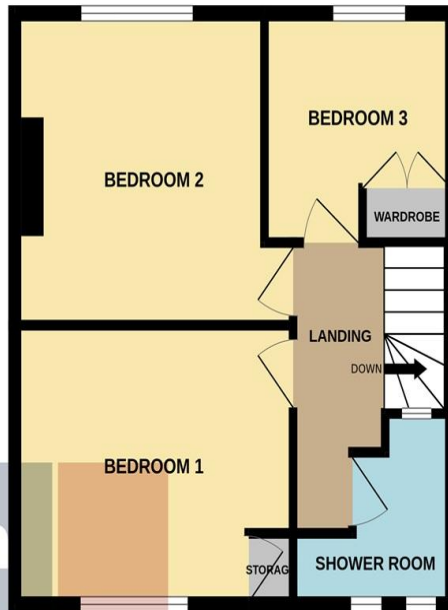
Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



1ST FLOOR



The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 13'11 x 11'5 (4.24m x 3.47m)

KITCHEN 9'5 x 10'3 (2.87m x 3.12m)

DINING ROOM 10'3 x 10'3 (3.12m x 3.12)

FIRST FLOOR LANDING

BEDROOM ONE 12'9 10'4 (3.88m x 3.14m)

BEDROOM TWO 11'4 x 11'5 (3.45m x 3.47m)

BEDROOM THREE 8'8 max x 8'5 max into wardrobe (2.64m x 2.56m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

WORKSHOP 9'8 max x 7'10 (2.94m x 2.38m)

OUTDOOR WC

To view this property call Pattison Lane on:
01536 524425

Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 524425

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

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206845 - 0002

