



Greenhill Road, Kettering **Leasehold** £155,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

 2  1  D  B

- NO ONWARD CHAIN
- Two Double Sized Bedrooms
- First Floor Apartment
- Your Very Own Private Entrance
- Substantial Plot

The home welcomes you via a private entrance hall, complete with thoughtful storage and a staircase leading to the main living quarters. The layout features a bright and expansive living / dining room, a separate kitchen with ample room for a breakfast table, two generous double bedrooms, and a contemporary shower room.

The true "wow" factor lies outside: the property boasts an extraordinarily large private garden, offering a level of outdoor space rarely found with apartment living.

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



The accommodation comprises:

ENTRANCE HALL WITH STAIRS LEADING TO HALLWAY

KITCHEN 11'6 x 8'5 (3.50m x 2.56m)

LOUNGE / DINING ROOM 11'10 max x 15'6 (3.60m x 4.72m)

BEDROOM ONE 11'10 x 11'4 (3.60m x 3.45m)

BEDROOM TWO 14'7 max x 9'1 max narrowing to 7' (4.44m x 2.76m narrowing to 2.13m)

SHOWER ROOM 7'7 x 5'5 (2.31m x 1.65m)

OUTSIDE

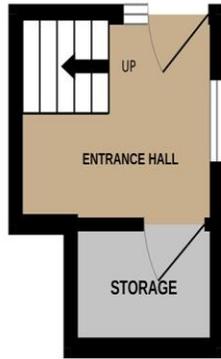
BRICK BUILT STORAGE

REAR GARDEN



GROUND FLOOR

1ST FLOOR



**AGENTS NOTE:**

Length of Lease - 99 years from 29 September 1975

Annual Ground Rent - £89.58

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

To view this property call Pattison Lane on:  
**01536 524425**

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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# Selling your property?

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

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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: KPL206597 - 0003

