



Canon Street, Kettering **Freehold** £180,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- No Onward Chain
- Mid-Terraced Home
- Two Double Bedrooms
- Open Plan Living / Dining Room
- Beautifully Presented Throughout

Welcome to the market with No Onward Chain, this beautifully presented two-bedroom mid-terraced home, offering the perfect buy for First Time Buyers, Downsizers, or Investors alike.

Situated just a short stroll from Kettering Town Centre, with local amenities on your doorstep including shops, easily accessible schools, Kettering Train Station, and exceptional road links for those who commute.



Greeted via the entrance hall, the ground floor comprises an open plan living / dining room, and a modern newly fitted kitchen with access to the rear garden. To the first floor, two double sized bedrooms, and a sleek family bathroom.

To the rear, a low maintained rear garden and further benefits include On Street Permit Resident Parking.

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

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 9'9 max x 11'3 (2.97m x 3.42m)

DINING ROOM 11'10 x 10' (3.60m x 3.04m)

KITCHEN 14'11 x 7'5 (4.54m x 2.26m)

FIRST FLOOR LANDING

BEDROOM ONE 11'3 x 11'1 into wardrobes
(3.42m x 3.37m)



GROUND FLOOR

1ST FLOOR



BEDROOM TWO 7'7 x 11'10 (2.31m x 3.60m)

BATHROOM 9'10 x 7'5 (2.99m x 2.26m)

OUTSIDE

REAR GARDEN

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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



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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: KPL206782 - 0005

