



Devon Drive, Kettering **Leasehold** £150,000 O.I.E.O.

**Pattison
Lane**

Key Features

2 1 C A

- Two Bedroom First Floor Flat
- Spacious Accommodation
- Large Rear Garden
- Lounge / Dining Room
- Walking Distance to Wicksteed Park

Presented in immaculate condition throughout, this impressive two-bedroom maisonette offers a seamless blend of bright, well-proportioned living space and exceptional outdoor entertaining.



A welcoming entrance hall sets the tone, leading through to a spacious, light-filled lounge and dining area anchored by an attractive bay window that floods the room with natural light. The fitted kitchen is thoughtfully arranged with practical workspace and storage. Completing the accommodation are two generous double bedrooms, both well-served by a modern bathroom.

Outside, the private garden serves as a rare and standout feature for a maisonette, boasting a substantial timber shed and an impressive covered entertaining area-creating the ultimate all-weather space for alfresco dining, hosting, or relaxing year-round.

Early viewing is highly recommended to fully appreciate the generous proportions, immaculate presentation, and rare outdoor lifestyle on offer.

The accommodation comprises:

ENTRANCE HALL

LOUNGE / DINING ROOM 17'9 max x 12'10 max
plus bay (5.41m x 3.91m)

KITCHEN 9'9' x 9'5 (2.97m x 2.87m)

BEDROOM ONE 13' x 10'10 max (3.96m x 3.30m)

BEDROOM TWO 12'11 x 9'4 (3.93m x 2.84m)



GROUND FLOOR



OUTSIDE

REAR GARDEN

AGENTS NOTE

Length of lease - 102 years and 156 days from and including 16 September 2013 and including 18 February 2116

Annual Ground Rent - £10.00

Annual Management charge including building insurance - £364.57

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

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

 01536 524425

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 SCAN ME



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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: KPL207098 - 0001

