



Pendle Avenue, Kettering **Freehold** £235,000

**Pattison
Lane**

Key Features

 2  2  C  B

- Semi Detached Home
- Two Bedrooms
- Both Bedrooms En Suite
- Front Facing Kitchen
- Lounge Dining Room

Offered to the market with NO ONWARD CHAIN, this thoughtfully laid-out two-bedroom semi-detached home presents a fantastic opportunity for first-time buyers, investors, or those seeking an ideal house-share arrangement.



The ground floor welcomes you into an entrance hallway that grants access to a front-facing kitchen, a convenient downstairs WC, and useful central storage. The hallway flows seamlessly into a spacious, rear-facing lounge and dining room, offering a superb space for relaxing while providing direct access to the exterior.

Ascending to the first floor, the landing features additional built-in storage and leads to two well-proportioned bedrooms. A standout highlight of this home is that both bedrooms boast their own private en-suite facilities, ensuring ultimate privacy and convenience for all residents.

Externally, the property continues to impress with off-road parking and a beautifully landscaped, private rear garden that serves as a tranquil outdoor retreat. With its unique double en-suite layout and chain-free status, early viewing is highly recommended.

ENTRANCE HALL

CLOAKROOM

KITCHEN 10' x 6'6 (3.04m x 1.98m)

LOUNGE / DINING ROOM 17'4 x 12'7 max
(5.28m x 3.83m)



GROUND FLOOR

1ST FLOOR



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

BEDROOM ONE 12'7 x 8'5 (3.83m x 2.55m)

EN SUITE

BEDROOM TWO (Irregular shaped room)

EN SUITE

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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