



Bertone Road, Barton Seagrave **Leasehold** £96,000 40% Shared Ownership

**Pattison
Lane**

Key Features

 2  1  B  B

- ** 40 % Shared Ownership **
- Two Bedroom Mid Terrace Home
- Driveway
- Downstairs WC
- Presented in Fantastic Order Throughout

****40% Shared Ownership**** Situated within a highly sought-after modern development, this exemplary two-bedroom residence, crafted by the renowned developer Redrow, is presented to the market in show-home condition.



The ground floor features a sophisticated, contemporary kitchen equipped with premium finishes, leading through to an expansive open-plan lounge and dining area. This bright living space is further enhanced by elegant glazed door that invite natural light and provide seamless access to the private rear garden. A well-appointed guest cloakroom completes the lower level.

Ascending to the first floor, you will find two generously proportioned bedrooms served by a modern family bathroom. Externally, the property benefits from a private driveway providing convenient off-road parking, while the rear boasts a substantial garden primarily laid to lawn-perfect for alfresco entertaining. Internal viewing is essential to fully appreciate the quality of finish on offer.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

KITCHEN 8'3 x 8'10 (2.51m x 2.69m)

LOUNGE / DINING ROOM 14'11 x 14'1 (4.54m x 4.29m)

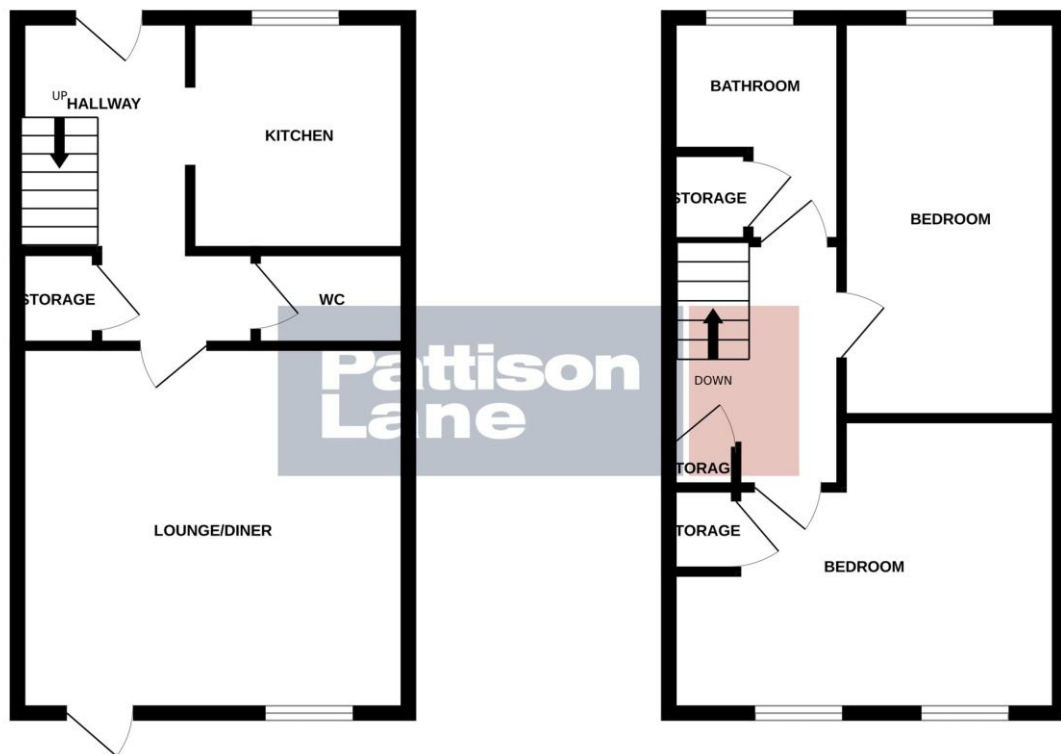
FIRST FLOOR LANDING

BEDROOM ONE 14'11 max x 11'2 max (4.54m x 3.40m)



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.
Made with Metropix £2026

BEDROOM TWO 15'5 x 8'2 (4.69m x 2.48m)

BATHROOM

OUTSIDE

DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Length of Lease - 125 years from 1 January 2018

40% Shared Ownership

Rent Payable Monthly - £338.61

Service Charge - £25.83 per month

Buildings Insurance - £33 per month

Management charge - £12.50 per month

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



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: KPL206969 - 0001

