



Regent Street, Kettering **Freehold** £180,000

**Pattison
Lane**

Key Features



- Mid-Terrace Family Home
- Three Bedrooms
- Newly Fitted Kitchen
- Separate Living / Dining Room
- Modern Shower Room

Welcome to the market with the distinct advantage of No Onward Chain, this well-presented three-bedroom mid-terrace home is ideally positioned within walking distance of Kettering Town Centre, local amenities, and exceptional road links.

Upon entering via the side entrance, the ground floor opens into a versatile, separate living and dining room, perfect for both relaxing and entertaining. This level is completed by a newly fitted contemporary kitchen and a modern, stylish shower room.

Upstairs, the first-floor hosts two generously proportioned double bedrooms alongside a comfortable single bedroom, well-suited for a child's room, nursery, or home office.



To the rear, the property features a fully enclosed private garden, offering a low-maintenance outdoor space. On-street parking is available to the front.

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

Entrance Hall

Living Room 10'10 x 12'2 (3.30m x 3.70m)

Dining Room 10'10 x 12'2 (3.30m x 3.70m)

Kitchen 11'6 x 6'9 (3.50m x 2.05m)

Shower Room 6'11 x 5'5 (2.10m x 1.65m)

First Floor

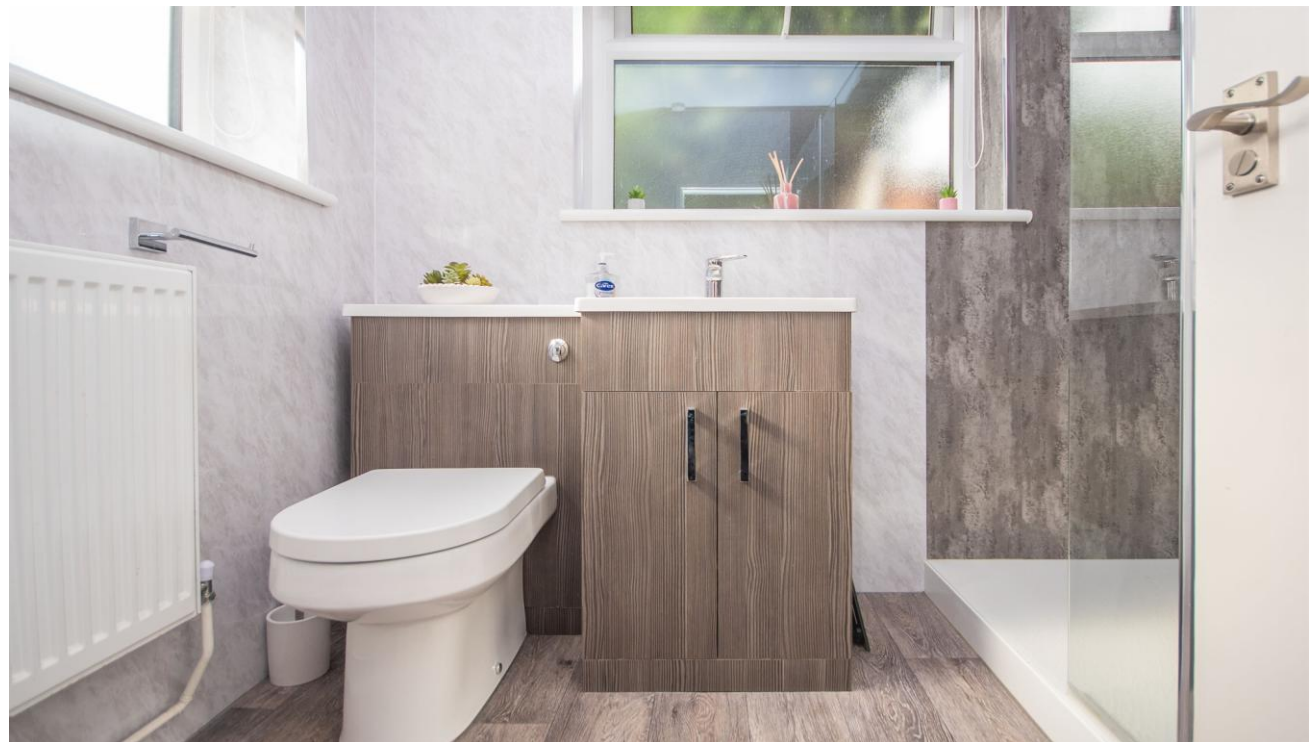
Bedroom One 10'10 x 12' (3.30m x 3.65m)

Bedroom Two 8'2 x 11' (2.48m x 3.35m)

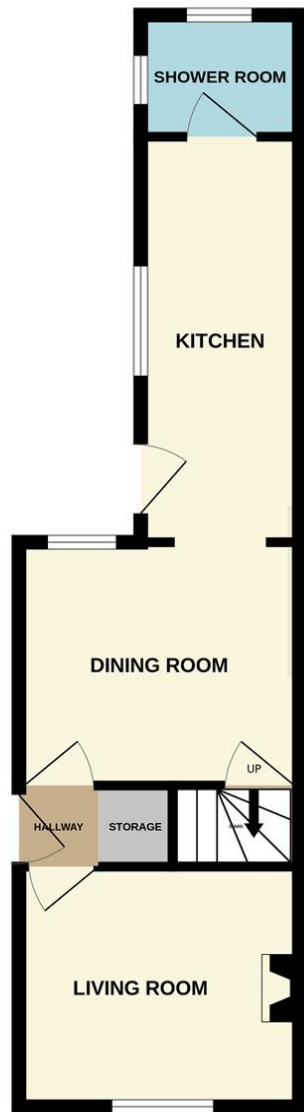
Bedroom Three 5'8 x 11' (1.72m x 3.35m)

Outside

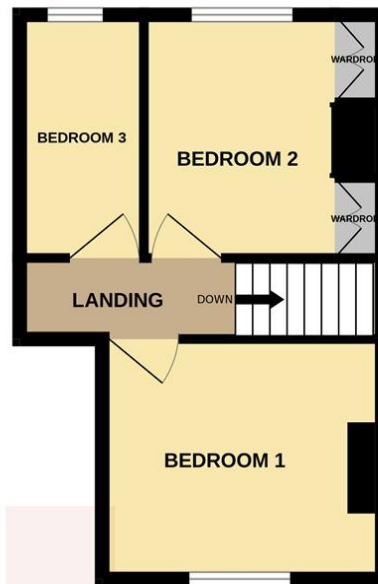
Rear Garden



GROUND FLOOR



1ST FLOOR



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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

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.

 01536 524425

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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: KPL207148 - 0001

