



Regent Street, Kettering **Freehold** £175,000 Offers Over

**Pattison
Lane**

Key Features

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- Three Bedroom Mid Terrace Home
- Open Plan Lounge / Dining Room
- Sun Room
- Beautifully Presented Rear Garden
- Walking Distance to Town Centre Amenities

Perfectly positioned within easy reach of the town centre, this generously proportioned three-bedroom terraced home is a true credit to its long-term owners.

Having been meticulously cared for, the property is presented in absolutely spotless condition throughout, providing a superb blank canvas. Offering an outstanding opportunity for first-time buyers eager to add their own personal touch, or a solid foundation for a savvy investor, this property demands an early internal inspection to be fully appreciated.



The accommodation comprises:

ENTRANCE HALL

LOUNGE / DINING ROOM 11'10 max x 22'5 max
(3.60m x 6.83m)

KITCHEN 7'11 x 8'11 (2.41m x 2.71m)

BATHROOM

SUNROOM 15' x 7'3 (4.52m x 2.20m)

FIRST FLOOR LANDING

BEDROOM ONE 15'5 max x 10'11(4.69m x 3.32m)

BEDROOM TWO 10'11 x 9'7 max (3.32m x 2.92m)

BEDROOM THREE 14' x 7'11 (4.26m x 2.41m)

OUTSIDE

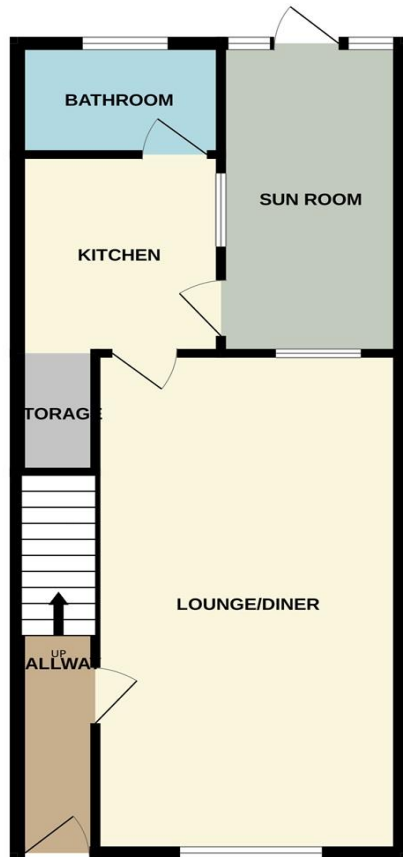
REAR GARDEN

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.



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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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: KPL202373 - 0003

