



Nest Farm Crescent, Wellingborough **Leasehold** £120,000

**Pattison
Lane**

Key Features

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- One Bedroom Maisonette (Self Contained With Own Front Door)
- Spacious Living Room
- Family Bathroom
- Modern Kitchen / Breakfast Room
- Well Presented Throughout

Nestled in the residential pocket of Nest Farm Crescent, ideally located just moments away from local amenities, shops and excellent commuter links, this charming maisonette offers more than meets the eye.

Unlike standard apartments, this home offers a sense of independence and space with the perfect blend of comfort and practicality. Starting with a bright, welcoming living room designed for both relaxation and entertaining. The contemporary kitchen / breakfast room ensures a sleek and seamless finish.



The double bedroom serves as a quiet sanctuary, complemented by a crisp, well-appointed bathroom. What truly sets this property apart is the substantial loft space and additional storage throughout - ideal for those who need extra room without the clutter.

Outdoor, the communal garden provides a pleasant curb-appeal. Further benefits include the communal parking to the front.

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

The accommodation comprises:

ENTRANCE HALL

LOUNGE 10'5 x 15'9 (3.17m x 4.80m)

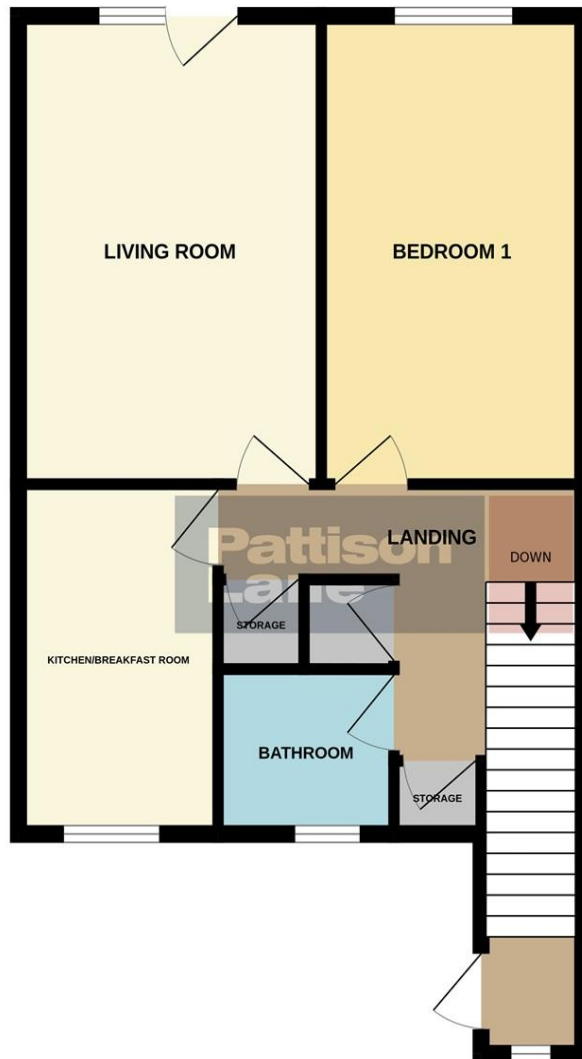
KITCHEN / BREAKFAST ROOM 11'7 x 6'11
(3.53m x 2.10m)

BEDROOM ONE 15'9 x 9' (4.80m x 2.74m)

BATHROOM 5'6 x 6'1 (1.67m x 1.85m)



GROUND FLOOR



AGENTS NOTE:

Length of lease - 125 years from 5 November 2007

Annual Service Charge - £295.00

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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 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: KPL206677 - 0002

