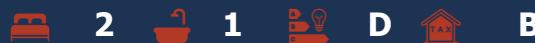




Wordsworth Road, Kettering **Freehold** £215,000 Offers in the Region of

**Pattison
Lane**

Key Features



- Two Bedroom Semi Detached Home
- Downstairs Cloakroom
- Conservatory
- Bay Fronted Lounge
- Well-appointed Kitchen Complete With a Useful Pantry

Charming Semi-Detached Home with Exceptional Character - Nestled in the highly sought-after North end of Kettering, this charming two-bedroom semi-detached residence is offered to the market in fantastic decorative order throughout.

The interior boasts a wealth of character, creating an immediate and inviting 'cottagey' ambiance. The accommodation comprises a cosy lounge, and a beautiful, well-appointed kitchen complete with a useful pantry. This flows seamlessly into a modern conservatory, which provides a versatile and bright space currently utilized as a superb dining area, complemented by a convenient ground floor WC.



Upstairs, the property features two well-proportioned bedrooms and a contemporary bathroom.

The exterior is equally impressive and perfectly designed for outdoor entertaining. The private rear garden features both a patio and a raised decked area, which is home to an impressive summer house. This versatile structure is currently styled as an attractive bar area, offering a superb space for social gatherings.

Given the exceptional presentation and desirable location, an early viewing is highly recommended.

The accommodation comprises:

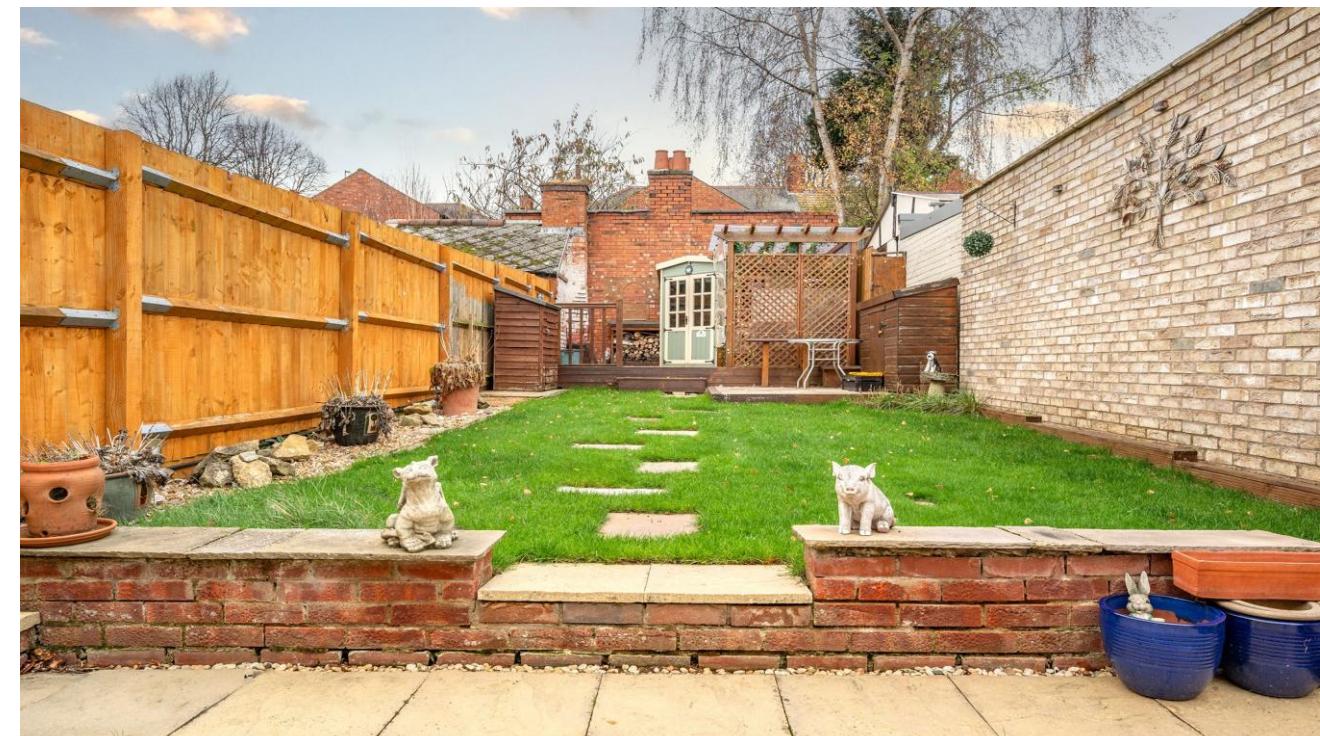
ENTRANCE HALL

LOUNGE 10'11 plus bay x 12'1 max (3.32m x 3.68m)

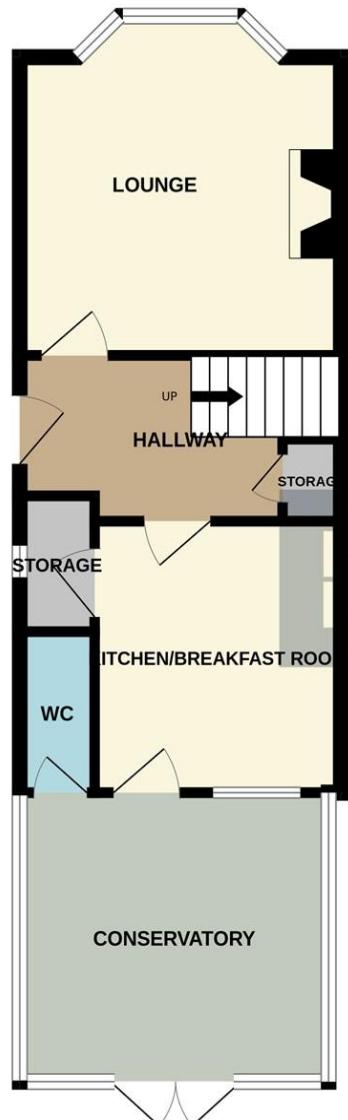
KITCHEN / BREAKFAST ROOM 8'11 x 9'11 (2.71m x 3.02m)

CONSERVATORY 10'7 x 11'2 (3.22m x 3.40m)

CLOAKROOM



GROUND FLOOR



1ST FLOOR



FIRST FLOOR LANDING

BEDROOM 10'10 x 9'11 (3.30m x 3.02m)

BEDROOM 11' x 11'10 (3.35m x 3.60m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

To view this property call Pattison Lane on:
01536 524425

Selling your property?



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Contact us to arrange a **FREE**
home valuation.

01536 524425

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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: KPL206525 - 0004

