



Judith Road, Kettering **Leasehold** £155,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  1  C  A

- No Onward Chain
- Beautifully Presented Three Bedroom Maisonette
- Two Generously Double Bedrooms plus a Versatile Single
- Bright and Spacious Living / Dining Room
- Modern Refitted Kitchen with Integrated Appliances

Positioned on the highly convenient Judith Road, daily life is effortless. You are just steps away from local shops, eateries, essential amenities, and highly regarded schools. Commuting is equally seamless, with Kettering train station, the A14, A43, and key bus routes all within easy reach.

Tucked away via a private courtyard, a flight of external stairs leads to an open communal landing.



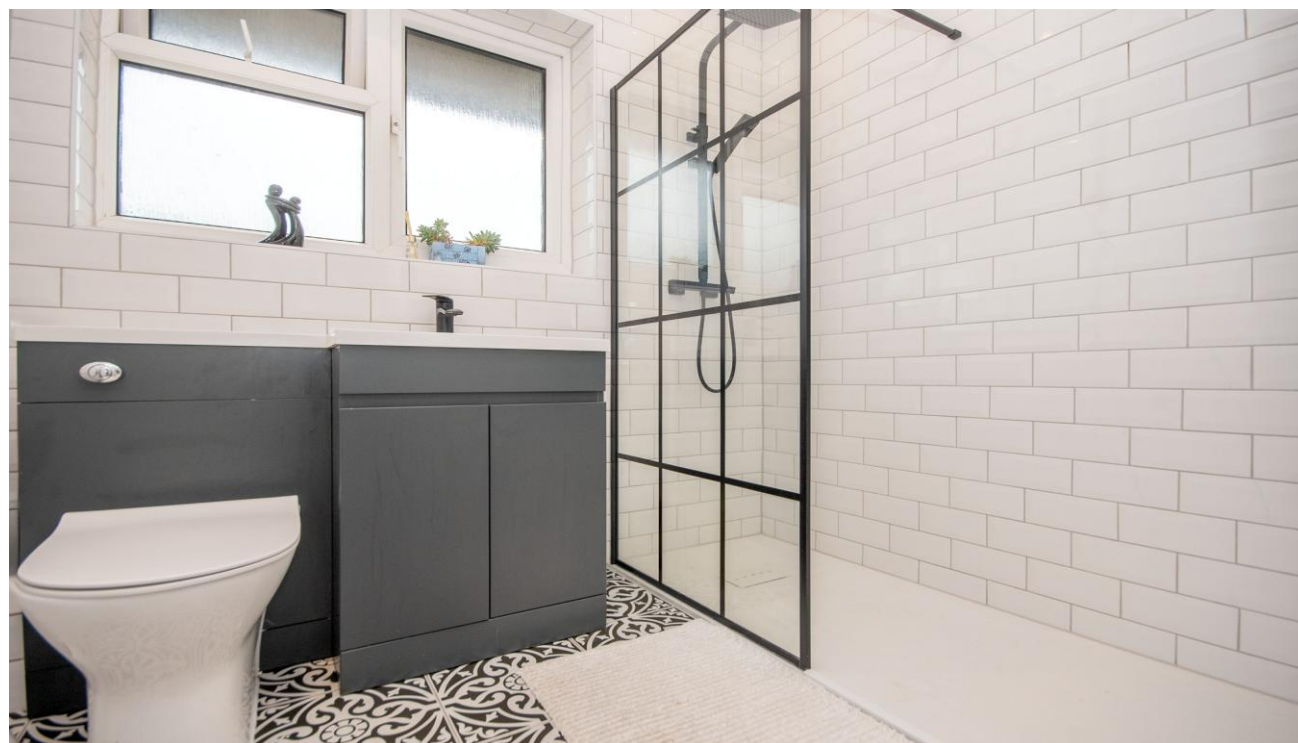
Step through the front door into a remarkably bright and generous entrance hall, complete with a substantial built-in storage cupboard for a clutter-free welcome.

At the front of the property is the contemporary, refitted kitchen-a chef's delight boasting ample prep space, integrated appliances, and slick cabinetry. To the rear, the expansive living and dining room serves as the social heart of the home. Flooded with natural light, this inviting space features a glazed door opening onto a private balcony-your new favourite spot for a morning espresso or an evening glass of wine.

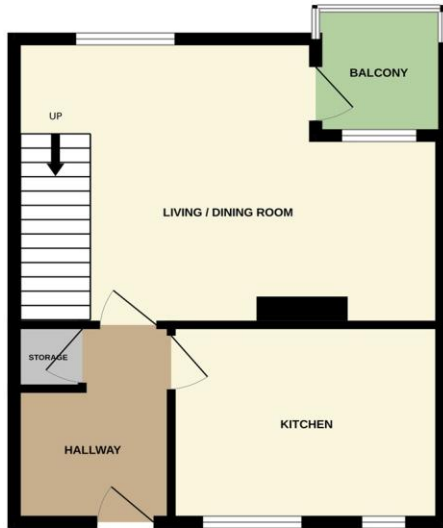
Upstairs the property accommodates three versatile, well-sized bedrooms. Two are spacious doubles, while the third offers the perfect canvas for a nursery, home office, or walk-in wardrobe. Servicing the rooms is a luxury, refitted shower room, boasting a walk-in shower, vanity sink, and a chic, spa-inspired finish.

Enjoy the peace of mind of unallocated off-road parking bays to the rear (no restrictive permits required!). This is a superb blend of modern style and urban convenience.

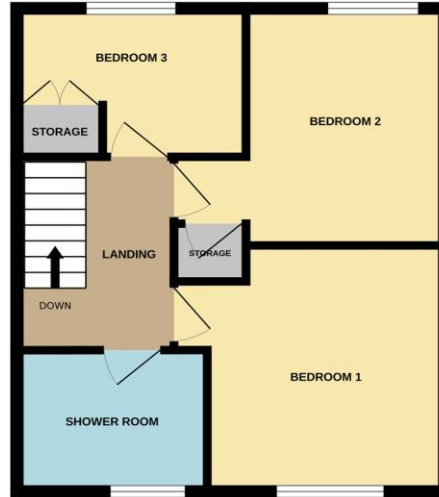
Viewings are highly advised to appreciate all this home has to offer!



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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The accommodation comprises:

ENTRANCE HALL

KITCHEN 11'11 x 9'1 (3.63m x 2.76m)

LIVING ROOM 12'1 max x 16'2 max (3.68m x 4.92m)

FIRST FLOOR LANDING

BEDROOM ONE 11'11 x 10'5 (3.63m x 3.17m)

BEDROOM TWO 8'10 x 11' (2.69m x 3.35m)

BEDROOM THREE 10'3 x 6'10 (3.12m x 2.08m)

BATHROOM 5'6 x 6'11 (1.67m x 2.10m)

AGENTS NOTE:

Length of Lease - 121 years and 305 days from and including 5 August 2019 to and including 5 June 2141

Annual Ground Rent - £10.00

Annual Service Charge including building insurance - £391.36

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

 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: KPL206960 - 0003

