



Clarence Road, Kettering **Freehold** £150,000 Offers Over

**Pattison  
Lane**

# Key Features



- Two Bedroom Mid Terrace House
- No Onward Chain
- Open Plan Lounge / Dining Room
- Walking Distance to Town Centre Amenities
- Main Line Rail Links

Step into this well-proportioned, two-bedroom home that's ready for you to make your own! Ideal for a first-time buyer, this property offers the perfect blank canvas to create your dream living space.

## Prime Location

Enjoy the ultimate convenience with schools, shops, and restaurants just a short stroll away. Everything you need is right on your doorstep, making day-to-day life effortless.

## Spacious Living

The ground floor boasts a large, open-plan living area, perfect for relaxing or entertaining guests. The generously sized kitchen provides ample space for cooking and features plenty of storage. Upstairs, you'll find two good-sized double



bedrooms and a well-appointed bathroom featuring a corner bath-ideal for unwinding after a long day.

Viewing is highly recommended to fully appreciate the potential this home has to offer.

The accommodation comprises:

ENTRANCE PORCH

HALLWAY

LOUNGE / DINING ROOM 10'2 max x 23'4  
(3.09m x 7'11m)

KITCHEN 14'3 x 7' (4.34m x 2.13m)

FIRST FLOOR LANDING

BEDROOM ONE 11'5 x 15' max (3.47m x 4.57m)

BEDROOM TWO 7'9 max x 11'5 (2.36m x 3.47m)

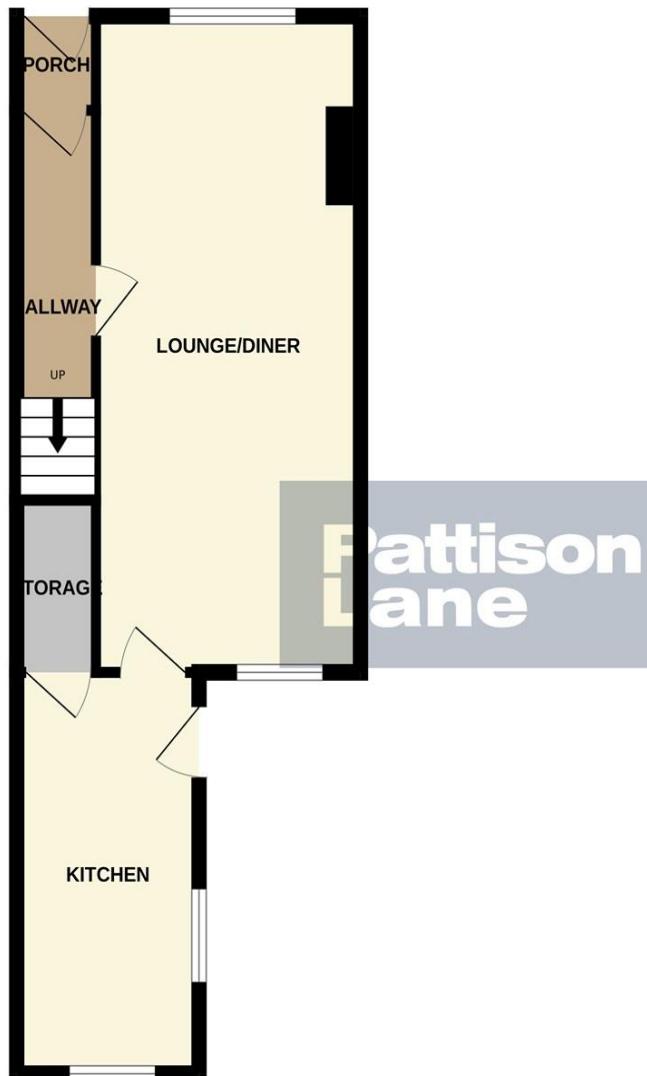
BATHROOM 7'8 x 7' (2.33m x 2.13m)

OUTSIDE

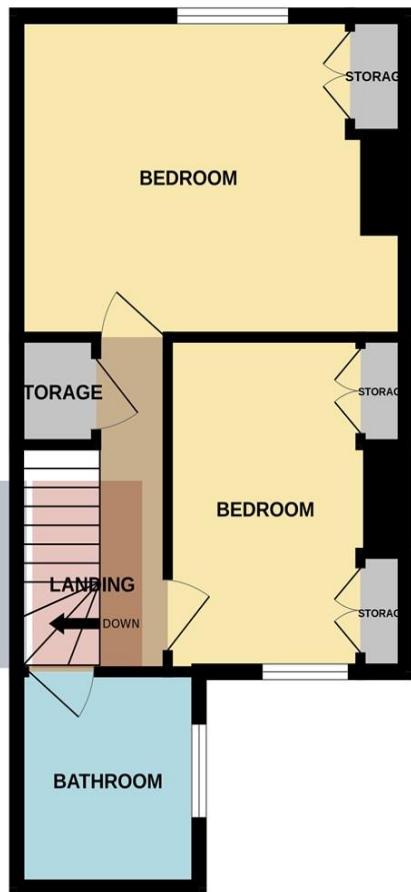
REAR GARDEN



GROUND FLOOR



1ST FLOOR



To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?



SCAN ME

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](http://www.pattisonlane.co.uk)



SCAN ME



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: KPL206299 - 0006

