



Carlton Street, Kettering **Freehold** offers in excess of £165,000

**Pattison
Lane**

Key Features

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- Ideally Positioned Two-Bedroom Terrace Home

- Prime Location: Short walk to Kettering General Hospital and local amenities

- Versatile Living: Two distinct, separate reception rooms

- Practical Layout: Kitchen complemented by a highly useful

The ground floor offers a highly practical layout, featuring the distinct advantage of two separate reception rooms that provide versatile spaces for living and dining. Towards the rear, the kitchen is further enhanced by a dedicated, separate utility area-a real bonus for everyday convenience. Upstairs, the home continues to offer great space with two generously proportioned bedrooms.

Externally, the property boasts a low-maintenance rear garden that enjoys a pleasant elevated position, providing an easily manageable outdoor space without the burden of heavy upkeep.

Offering straightforward, comfortable living in a highly convenient location, early viewing is strongly advised to fully appreciate the space and potential on offer.



The accommodation comprises:

ENTRANCE HALL

DINING ROOM 10'8 x 10'1 max (3.25m x 3.07m)

LIVING ROOM 10'9 x 14' max (3.27m x 4.26m)

KITCHEN 7'7 x 8'8 (2.31m x 2.64m)

UTILITY ROOM 7'11 x 5'6 (2.41m x 1.67m)

FIRST FLOOR LANDING

BEDROOM ONE 13'7 max x 10'8 (4.14m x 3.25m)

BEDROOM TWO 11' x 10'10 max (3.35m x 3.30m)

BATHROOM 6' x 12'7 max (1.82m x 3.83m)

OUTSIDE

REAR GARDEN

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying



GROUND FLOOR



1ST FLOOR



out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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

 01536 524425

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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: KPL206908 - 0005

