



Carlton Street, Kettering **Freehold** £179,995

**Pattison  
Lane**

# Key Features



- 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 separate utility area
- Spacious Accommodation: Two well-proportioned bedrooms

Perfectly positioned within easy walking distance of Kettering General Hospital, this traditional two-bedroom mid-terraced home presents an excellent opportunity for first-time buyers, local professionals, or investors seeking a property with strong fundamentals.



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 (3.25m x 3.07m)

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

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



GROUND FLOOR

1ST FLOOR



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

FIRST FLOOR LANDING

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

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

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

OUTSIDE

REAR GARDEN

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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