



Meadow Road, Kettering **Freehold** £185,000

**Pattison
Lane**

Key Features

🚗 2 🚿 1 💡 F 🏠 A

- No Onward Chain
- Two Bedroom Mid-Terraced
- Centrally Located
- Two Reception Rooms
- Upstairs Family Bathroom

Welcome to the market, this two-bedroom mid-terraced home built and lovingly cared for by the same family since its construction, this larger-than-average terraced home combines period charm with modern practicality.

Situated in a sought-after location overlooking a charming, tree-lined park, the property enjoys the convenience of town-centre living right on its doorstep.

Situated at the top end of Meadow Road hill as it rises from Northfield Avenue toward the pedestrianised town centre. An enviable position offering peaceful green views while placing arts, dining, and daily essentials within effortless walking distance.



Greeted via the entrance hall, the ground floor accommodates, a bay fronted living room, with a connection to the dining room. A kitchen with an additional room is present, enabling the ability for a potential downstairs W/C or Utility.

The First Floor accommodates two double sized bedrooms, and a family bathroom.

To the rear, an enclosed garden with an outbuilding and outside W/C.

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

The accommodation comprises:

ENTRANCE PORCH

HALLWAY

LIVING ROOM 14'7 into bay x 11'11 max (4.44m x 3.63m)

DINING ROOM 13'11 x 12' max (4.24m x 3.65m)

KITCHEN 8'10 x 9'10 (2.69m x 2.99m)

UTILITY ROOM 3'5 x 7'7 (1.04m x 2.31m)

FIRST FLOOR LANDING



GROUND FLOOR



1ST FLOOR



BEDROOM ONE 16'8 max x 11'10 (5.08m x 3.60m)

BEDROOM TWO 10'5 max x 13'11 (3.17m x 4.24m)

BATHROOM 8'10 x 9'10 (2.69m x 2.99m)

OUTSIDE

REAR GARDEN

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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



 SCAN ME



 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: KPL206970 - 0002

