



Blenheim Way, Kettering **Freehold** £165,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Two Bedroom Coach House
- Open Plan Living / Kitchen / Dining Room
- Garage
- Shower Room
- Presented in Fantastic Order Throughout

A well-presented and spacious two-bedroom coach house, offering modern and versatile living accommodation together with the added benefit of its own private entrance, a garage and one allocated parking space.

The property provides a comfortable open-plan living and dining area, creating a bright and welcoming space ideal for both relaxing and entertaining. The kitchen is well-equipped and thoughtfully positioned for practical everyday living.

There are two well-proportioned bedrooms, along with a modern shower room. The property also benefits from excellent storage options and the convenience of having a private garage, providing secure parking and additional storage.



The property also benefits from one allocated parking space, in addition to the garage.

With its own private entrance, excellent parking and useful storage, this attractive coach house would make an ideal home for first-time buyers, couples or investors.

The accommodation comprises:

ENTRANCE HALL

OPEN PLAN KITCHEN / DINING / LIVING AREA
17'9 x 16'6 (5.41m x 5.02m)

BEDROOM ONE 11'1 max x 10'2 (3.37m x 3.09m)

BEDROOM TWO 10'2 x 6'6 (3.09m x 1.98m)

SHOWER ROOM 6' x 5'8 (1.82m x 1.72m)

OUTSIDE

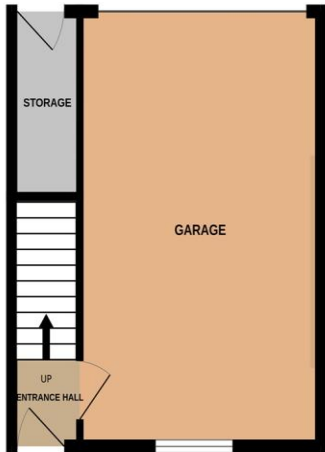
GARAGE 12'9 x 18'7 (3.88m x 5.66m)

AGENTS NOTE:

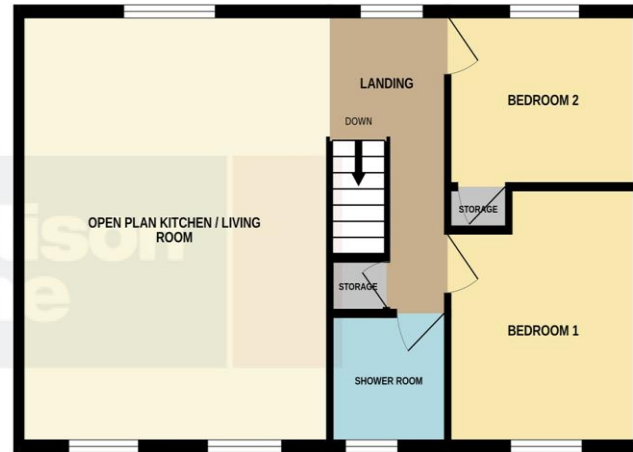
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

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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To view this property call Pattison Lane on:
01536 524425

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