Stamford Road, Kettering **Leasehold** £145,000 O.I.E.O.

Pattison Lane

Key Features

2 1 C A

- Two Bedroom First Floor Flat
- Substantial Size Rear Garden
- Balcony Leading from the Kitchen
- Walking Distance to Local Amenities
- Presented In Fantastic Order Throughout

Offering an impressive total floor area of approximately 775 sq. ft., this substantial two-bedroom maisonette is presented in immaculate condition throughout.

A rare find for this property type, the home features a private balcony with an external staircase leading directly down to a beautifully maintained, low-maintenance rear garden.

The interior is defined by its generous proportions and clever utility, boasting two expansive double bedrooms-one of which includes a dedicated walk-in wardrobe-and a modern four-piece family bathroom. Additional highlights include a private entrance, a functional laundry cupboard, and an abundance of integrated storage solutions.

This is an exceptional opportunity for first-time buyers or investors; internal viewing is highly recommended to appreciate the scale and finish on offer.

The accommodation comprises:

ENTRANCE HALL

LOUNGE 11'6 max x 13'6 (3.50m x 4.11m)

KITCHEN 11'11 max x 10'2 (3.63m x 3.09m)

BEDROOM 14'3 x 9'10 (4.34m x 2.99m)

WALK IN WARDROBE 2'10 x 7'11 (0.86m x 2.41m)

BEDROOM 14'11 x 9'10 (4.54m x 2.99m)

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.

TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.
Made with Metropix ©2026

BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTE:
Length of lease - 125 years from 25 November 1996
Annual Ground Rent - £10.00
Annual Service Charge - £158.00
Current Annual Building Insurance - £168.72

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

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: KPL206859 - 0003