



Lawson Street, Kettering **Freehold** £170,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- No Onward Chain
- Two Generously Double Bedrooms
- Spacious Living / Dining Room
- Upstairs Bathroom
- Ideal First Time Buy / Investment Opportunity

Welcome to the market, this two-bedroom mid-terraced home offered with No Onward Chain, ideally located on Lawson Street, positioned just moments from local amenities, reputable schools, and excellent transport links.

This property is perfect for first-time buyers, growing families, or savvy investors.



Stepping into the welcoming entrance hallway, you are led into a bright and airy open-plan living/dining room, ideal for both relaxing and entertaining. Towards the rear, the functional kitchen leads seamlessly into a dedicated utility room, providing practical extra storage and space for appliances.

Upstairs, the first floor boasts two generous double bedrooms and a well-appointed family bathroom.

One of the standout features is the exceptional rear garden. Impressive in size, this expansive plot offers a fantastic blank canvas for outdoor living or landscaping.

Viewing is highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 11'9 max x 10'10 max (3.58m x 3.30m)

DINING ROOM 12'2 max x 11'10 max (3.70m x 3.60m)

KITCHEN 7'9 x 8'8 (2.36m x 2.64m)

UTILITY ROOM 7'11 x 4'1 (2.41m x 1.24m)



GROUND FLOOR



1ST FLOOR



FIRST FLOOR LANDING

BEDROOM ONE 15' max x 10'10 max (4.57m x 3.30m)

BEDROOM TWO 9'4 max x 11'10 max (2.84m x 3.60m)

BATHROOM 7'10 max x 8'10 max (2.38m x 2.69m)

OUTSIDE

REAR GARDEN

AGENTS NOTE:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

The vendors advise a new combi boiler was installed in May 2026.

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



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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: KPL207035 - 0001

