



Underwood Road, Rothwell Kettering **Freehold** £244,995

**Pattison
Lane**

Key Features

2 1 D B

- Two-Bedroom Semi Detached Home
- Bay Fronted Lounge with Log Burning Stove
- Kitchen / Dining Room
- Four-Piece Bathroom Suite with Rolltop Bath
- Presented in Fantastic Order Throughout

Internally, the property is finished to a very high standard, with bright and welcoming living spaces complemented by two well-proportioned bedrooms. The attractive presentation allows the property to be enjoyed immediately, with little requiring attention.

To the rear is a particularly appealing, long garden, providing an excellent outdoor space with plenty of room for seating, entertaining, and gardening. The generous garden is a real highlight of the property and offers excellent potential for those who enjoy outdoor living.

Early viewing is highly recommended to fully appreciate the quality of accommodation and generous garden this lovely home has to offer.



The accommodation comprises:

ENTRANCE HALL

LOUNGE 11'11 plus bay x 12'2 max (3.63m x 3.70m)

KITCHEN / DINING ROOM 19'1 max x 12'3 max (5.81m x 3.73m)

FIRST FLOOR LANDING

BEDROOM ONE 12'1 max x 11'11 (3.68m x 3.63m)

BEDROOM TWO 12'2 max x 10' (3.70m x 3.04m)

BATHROOM 8'8 plus recess x 9'1 (2.64m x 2.76m)

OUTSIDE

FRONT GARDEN

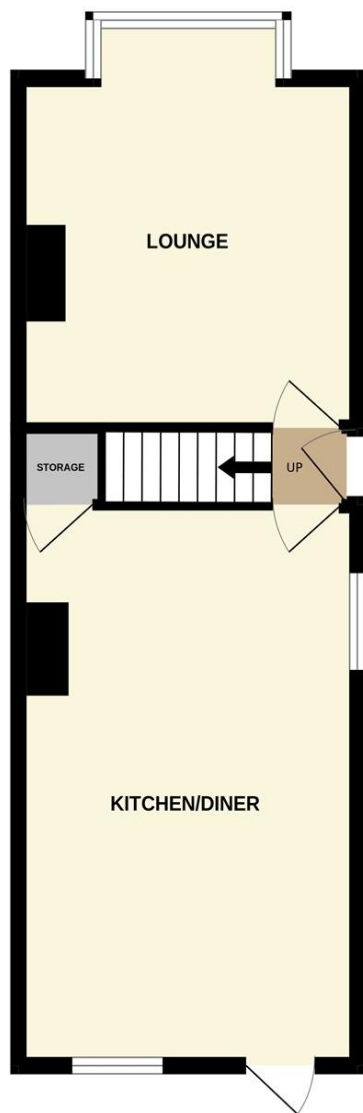
REAR GARDEN

AGENTS NOTE:

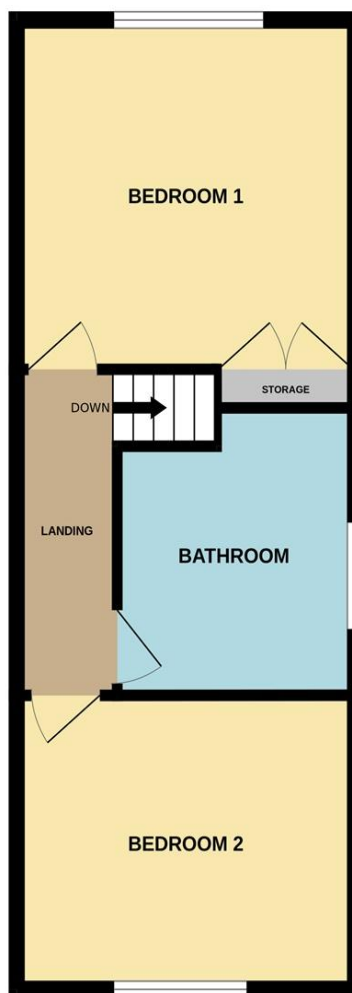
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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