



Otter Street, Rothwell Kettering **Freehold** £225,000

**Pattison
Lane**

Key Features

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- Two Bedroom Semi Detached Home
- Driveway
- Downstairs Cloakroom
- Presented in Fantastic Order Throughout
- Maintained Rear Garden

Situated within a highly sought-after residential development, this two-bedroom semi-detached home is presented in immaculate condition throughout and benefits from the remainder of its NHBC warranty

Further highlights include a generously proportioned rear garden, private off-street parking, Spacious Living Room, Kitchen / Dining Room with French doors opening to the rear, and a convenient ground-floor cloakroom. Early viewing is highly recommended.



The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 15'1 max x 9'4 max (4.59m x 2.84m)

KITCHEN / DINING ROOM 12'8 x 7'8 (3.86m x 2.33m)

FIRST FLOOR LANDING

BEDROOM ONE 9'5 max x 12'8 max (2.87m x 3.86m)

BEDROOM TWO 7'8 narrowing to 6'8 x 12'8 max (2.33m narrowing to 2.03m x 3.86m)

BATHROOM 5'10 x 6'10 (1.77m x 2.08m)

OUTSIDE

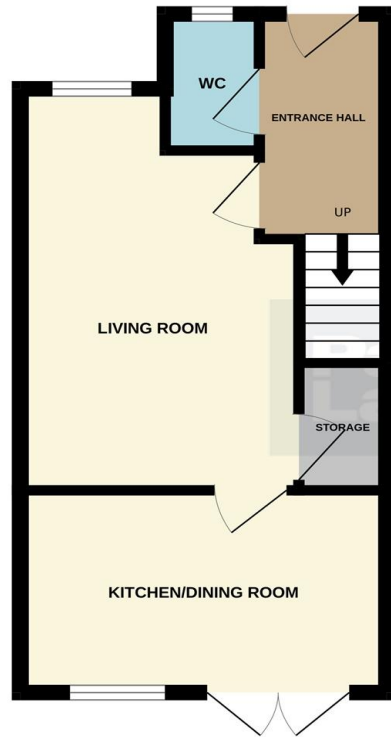
FRONT GARDEN

DRIVEWAY

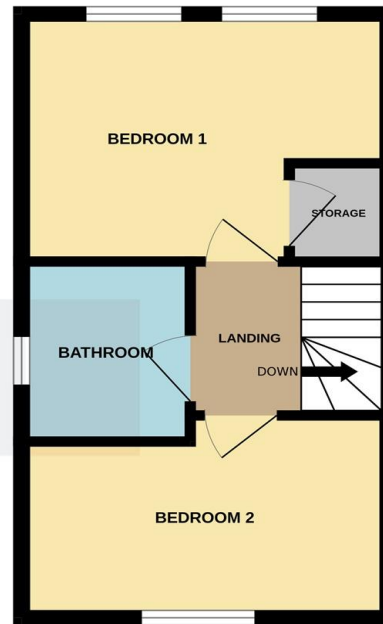
REAR GARDEN



GROUND FLOOR



1ST FLOOR



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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AGENTS NOTE:

Management charge - To be confirmed

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

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