



Linden Avenue, Kettering **Freehold** £200,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  1  D  A

- Three Bedroom Mid Terrace Home
- Presented in Fantastic Order Throughout
- Bay Fronted Lounge
- Generous Sized Front & Rear Gardens
- Well - Proportioned Kitchen / Dining Room

Presented to the market in immaculate condition, this exceptional three-bedroom home offers beautifully maintained living spaces both internally and externally.



The ground floor boasts a spacious, light-filled lounge characterized by a prominent bay window, seamlessly leading into a well-proportioned kitchen and dining area that serves as the perfect setting for entertaining.

Upstairs, the property features a thoughtful layout comprising three distinct bedrooms alongside a family bathroom.

A true standout feature is the meticulously landscaped rear garden, complete with a paved patio, timber decking, and lush mature greenery, offering a stunning private retreat.

The accommodation comprises:

ENTRANCE HALL

LOUNGE 13'2 plus bay x 14' max (4.01m x 4.26m)

KITCHEN / DINING ROOM 17'1 x 7'7 (5.20m x 2.31m)

FIRST FLOOR LANDING

BEDROOM ONE 10'11 x 10'11 (3.32m x 3.32m)

BEDROOM TWO 9'5 max x 10'3 (2.87m x 3.12m)



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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BEDROOM THREE 9'9 x 7'9 (2.97m x 2.36m)

DRESSING ROOM LEADING FROM BEDROOM THREE 3'6 x 6'6 (1.06m x 1.98m)

BATHROOM 7'4 max x 6'11 (2.23m x 2.10m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
01536 524425

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