



**Pattison
Lane**
www.pattisonlane.co.uk
KETTERING | 01536 524425
for sale

Byron Road, Kettering **Freehold** £250,000

**Pattison
Lane**

Key Features



- Two Bedroom Detached Bungalow
- Two Reception Rooms
- Kitchen / Breakfast Room
- Large Driveway
- Garage

Discover your perfect retreat! Nestled in Kettering's highly sought-after "north end," this substantial two-bedroom detached bungalow offers a luxurious, modern lifestyle.

Meticulously updated by its current owners, the home boasts a beautifully designed kitchen, a practical wet room, and a spacious open-plan living area perfect for relaxing or entertaining.

Outside, a generous wrap-around resin driveway provides ample parking, leading to a garage. The private, low-maintenance rear garden offers a tranquil escape. Early viewing is highly recommended to appreciate all this exceptional property has to offer!



The accommodation comprises:

ENTRANCE HALL

LOUNGE / DINING AREA 20'8 x 13'6 max (6.29m x 4.11m)

SNUG 11'11 x 9'5 (3.63m x 2.87m)

KITCHEN / BREAKFAST ROOM 19'1 x 10'5 max (5.81m x 3.17m)

BEDROOM ONE 12'5 x 10'4 (3.78m x 3.14m)

BEDROOM TWO 10'4 x 9' (3.14m x 2.74m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

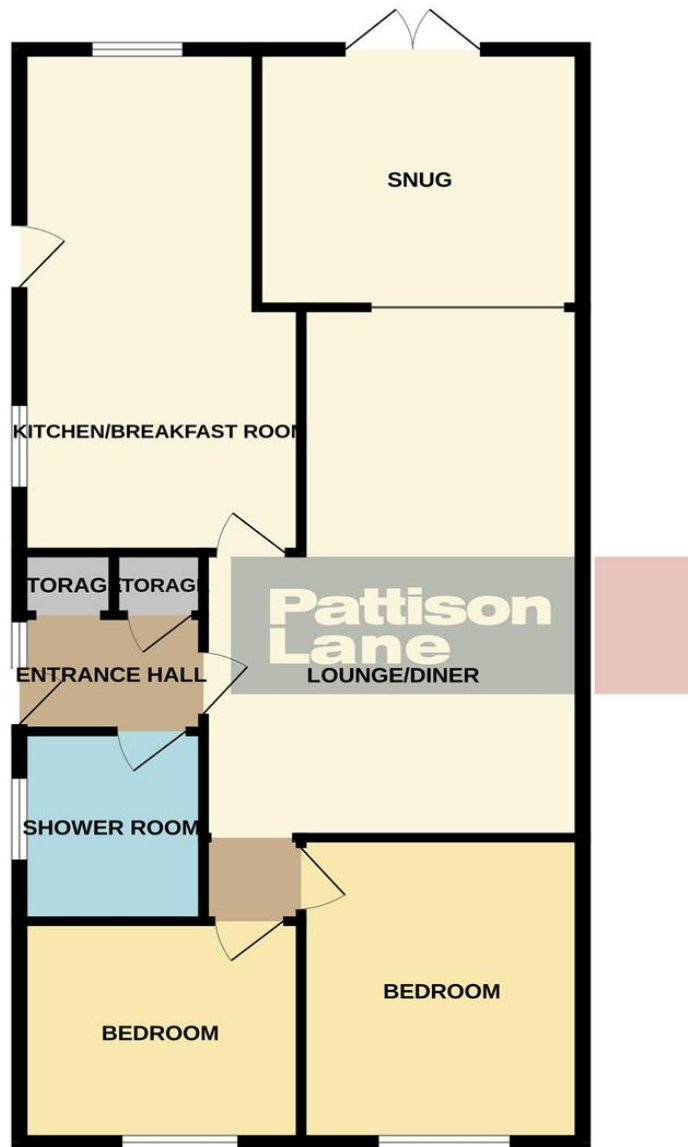
GARAGE

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



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

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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 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: KPL206852 - 0003

