



Poppy Fields, Kettering **Leasehold** £120,000

**Pattison
Lane**

Key Features



- One Bedroom First Floor Apartment
- Exceptional Location
- Open Plan Kitchen / Dining / Living Room
- Resident Parking for One Vehicle and One Visitor
- Walking Distance to Kettering General Hospital

Positioned in a highly sought-after Kettering enclave, this beautifully presented first-floor apartment offers the perfect blend of style and connectivity.

Located just a short stroll from the Town Centre and Kettering General Hospital, and boasting rapid access to major road links, this property is a standout choice for those seeking effortless modern living.



The heart of the home is an expansive open-plan living, dining, and kitchen area—a bright, airy space that flows seamlessly through French doors onto a private balcony, perfect for morning coffee or evening relaxation.

The accommodation features a generous double bedroom and a contemporary three-piece bathroom, all finished to an impeccable standard.

The ideal First Time Buy or Investment Opportunity awaits, viewings are strongly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

OPEN PLAN KITCHEN / DINING / LIVING ROOM
12'8 narrowing to 11'7 x 20'9 narrowing to 10'5
(3.86m narrowing to 3.53m x 6.32m narrowing to 3.17m)

BEDROOM ONE 10'4 max x 10'5 plus recess
(3.14m x 3.15m)

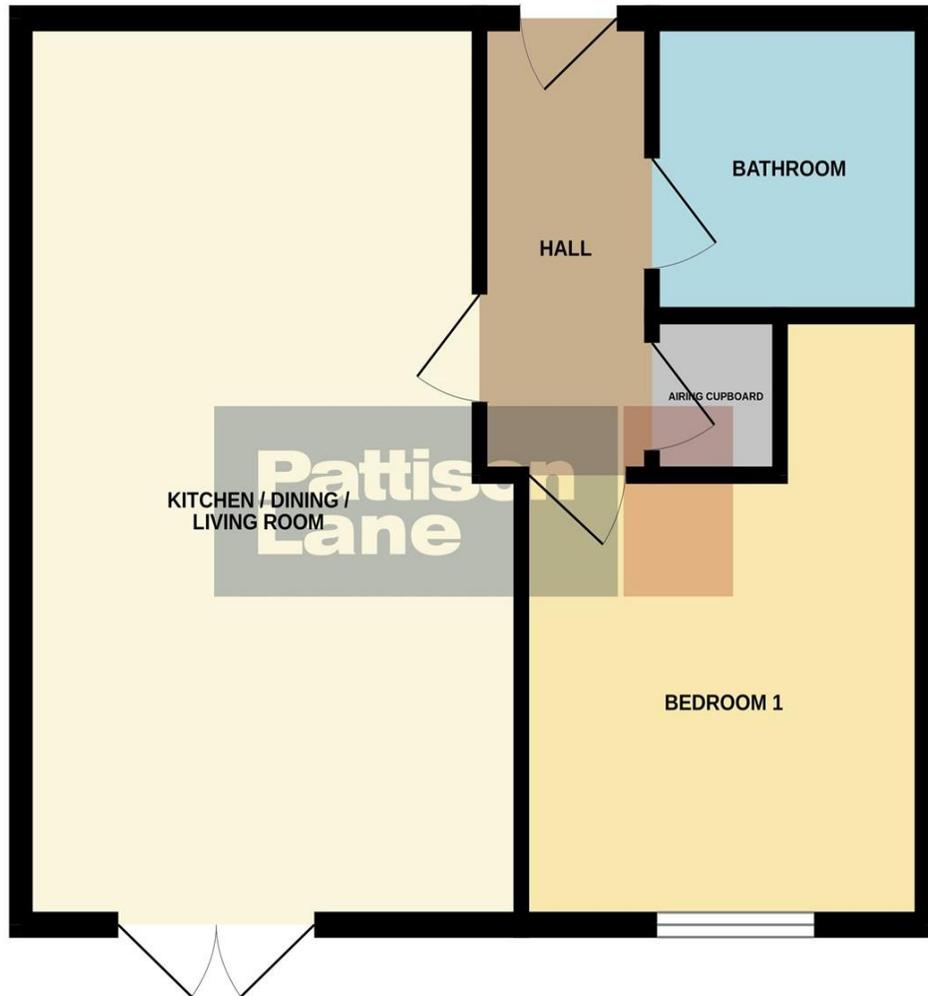
BATHROOM 6'10 x 6'9 (2.08m x 2.05m)

OUTSIDE

Allocated resident parking and one visitor parking



GROUND FLOOR



AGENTS NOTE:

Length of Lease - 125 years from 1 January 2006

Annual Ground Rent - £150.00

Annual Service Charge starting 01 April 2026 -
£1319.88

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



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: KPL206688 - 0002

