

Carlton Street, Kettering **Freehold** £140,000 O.I.E.O.

Pattison Lane

Key Features

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- Ideally Positioned Two-Bedroom Terrace Home
- Short walk to Kettering General Hospital and local amenities
- Versatile Living: Two distinct, separate reception rooms
- Kitchen complemented by a highly useful separate utility area
- Two well-proportioned bedrooms

Perfectly positioned within easy walking distance of Kettering General Hospital, this traditional two-bedroom mid-terraced home presents an excellent opportunity for first-time buyers, local professionals, or investors seeking a property with strong fundamentals.







The ground floor offers a highly practical layout, featuring the distinct advantage of two separate reception rooms that provide versatile spaces for living and dining. Towards the rear, the kitchen is further enhanced by a dedicated, separate utility area-a real bonus for everyday convenience. Upstairs, the home continues to offer great space with two generously proportioned bedrooms.

Externally, the property boasts a low-maintenance rear garden that enjoys a pleasant elevated position, providing an easily manageable outdoor space without the burden of heavy upkeep.

Offering straightforward, comfortable living in a highly convenient location, early viewing is strongly advised to fully appreciate the space and potential on offer.

The accommodation comprises:

ENTRANCE HALL

DINING ROOM 10'8 x 10'1 max (3.25m x 3.07m)

LIVING ROOM 10'9 x 14' max (3.27m x 4.26m)

KITCHEN 7'7 x 8'8 (2.31m x 2.64m)

UTILITY ROOM 7'11 x 5'6 (2.41m x 1.67m)

FIRST FLOOR LANDING

BEDROOM ONE 13'7 max x 10'8 (4.14m x 3.25m)







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 TWO 11' x 10'10 max (3.35m x 3.30m)

BATHROOM 6' x 12'7 max (1.82m x 3.83m)

OUTSIDE

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.

To view this property call Pattison Lane on: **01536 524425**

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Contact us to arrange a FREE home valuation.

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The Property Ombudsman