



Orchard Crescent, Kettering **Freehold** £185,000

**Pattison
Lane**

Key Features

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- Two Bedroom Home
- Off Road Parking
- Modern Fitted Kitchen
- Maintained Enclosed Rear Garden
- Downstairs WC

A well-presented two double bedroom property situated on Orchard Crescent in Kettering. Offered with a generous frontage and good size rear garden. Further advantages include spacious accommodation throughout, excellent road and rail links. Viewing highly recommended.



The accommodation comprises:

ENTRANCE HALL

LOUNGE 14'1 plus recess x 12'05 max (4.29m x 3.78m)

KITCHEN 9' x 14'6 (2.74m x 4.41m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 14' x 9'9 (2.26m x 2.97m)

BEDROOM TWO 11'6 x 8'8 plus recess (3.50m x 2.64m)

BATHROOM 8'4 max x 8'4 (2.54m x 2.54m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

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.



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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To view this property call Pattison Lane on:
01536 524425

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

 01536 524425

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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: KPL207001 - 0001

