



King Street, Kettering **Freehold** £180,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

 3  1  C  A

- Three Bedroom Mid Terrace House
- NO ONWARD CHAIN
- Downstairs WC & Upstairs Shower Room
- Walking Distance to Town Centre
- Two Reception Rooms

Offered to the market with NO ONWARD CHAIN is this three bedroom mid terrace house within walking distance to the town centre. Further highlights include two reception rooms, good size bedrooms and mainline train links.



## ENTRANCE PORCH

Reached via main front door. Door into:

## HALLWAY

Stairs rising to first floor landing.

## LOUNGE 12'2 max x 11'5 (3.70m x 2.47m)

Window to front aspect. Sliding doors into the dining room. Gas fire with brick surround. Feature ceiling beams.

## DINING ROOM 12'6 max x 11'10 plus bay (3.81m x 3.60m)

Window to rear aspect. Gas fire with brick surround. Feature ceiling beams. Frosted window into hallway.

## KITCHEN 8'4 x 9'11 (2.54m x 3.02m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Under stairs storage cupboard. Window and door to side aspect. Door to outer hall leading to WC.

## FIRST FLOOR LANDING

Doors to bedrooms and shower room. Storage cupboard.

## BEDROOM ONE 15'6 max x 11'4 (4.72m x 3.45m)

Windows to front aspect.



GROUND FLOOR



1ST FLOOR

**BEDROOM TWO**

Window to rear aspect.

**BEDROOM THREE** 8'5 max x 9' plus recess

(2.56m x 2.74m)

Window to rear aspect.

**SHOWER ROOM**

Suite comprising a shower enclosure and wash hand basin.

**OUTSIDE****REAR GARDEN**

A paved garden with a brick outbuilding. Shared gated access for bins at rear.

**AGENTS NOTE:**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly. The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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

# Selling your property?



SCAN ME

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

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 [kettering@pattisonlane.co.uk](mailto:kettering@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://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: KPL205478 - 0004

