



Norlinton Close, Orlingbury Kettering **Leasehold** £205,000 80% Shared Ownership

**Pattison
Lane**

Key Features

 2  1  C  B

- 80 % Shared Ownership Opportunity: A rare chance to secure a high-specification home in a coveted village.
- Two Double Bedrooms: Generously proportioned sleeping quarters with a stylish family bathroom.
- Allocated Parking: Convenient off-road parking in a quiet village setting.
- Modern Stone Construction: Authentic village aesthetics with the benefits of a contemporary build
- A Perfect Blend of Traditional Charm & Modern Convenience Mid Terrace Cottage Home

Shared Ownership: 80% (Remaining 20% Rent: £111.91 pcm). The Property Nestled in the heart of the highly sought-after village of Orlingbury, this stunning two-bedroom stone-built cottage offers the perfect balance of rural tranquillity and modern living.

A Perfect Blend of Traditional Charm & Modern Convenience

Exceptionally well-maintained and beautifully presented throughout, this home is "turn-key" ready for its next owners.
Ground Floor The journey begins in a bright and spacious entrance hallway, leading to a



contemporary kitchen that blends style with functionality. Food enthusiasts will appreciate the solid wood countertops, ample cabinetry, and generous space for freestanding appliances.

To the rear, the expansive open-plan living and dining room serves as the heart of the home. Bathed in natural light, this versatile space overlooks the private garden, creating a seamless transition between indoor and outdoor living. A modern guest W/C completes the ground floor layout.

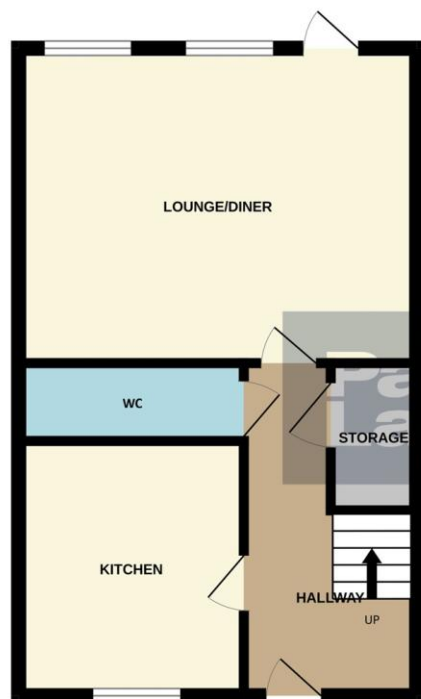
First Floor An elegant open staircase leads to the first-floor landing. Here, you will find two impressive double bedrooms, both offering a peaceful retreat with plenty of space for storage. These are served by a tastefully appointed family bathroom, featuring high-quality fixtures and a crisp, clean finish.

Outside The rear garden has been thoughtfully landscaped for maximum enjoyment with minimal effort. Featuring a high-grade artificial lawn and a stylish paved pathway, it offers a private sanctuary to enjoy the fresh Orlingbury air. The property also benefits from dedicated allocated parking.

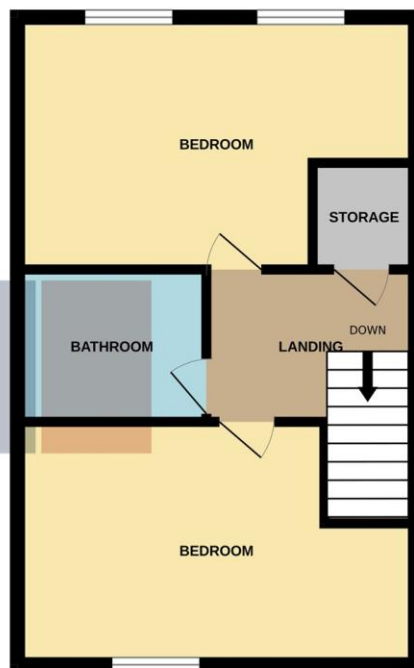
The Location Orlingbury is renowned for its picturesque countryside views and strong sense of community. This property offers a rare opportunity to enjoy a premium village lifestyle at an accessible price point through a shared ownership scheme.



GROUND FLOOR



1ST FLOOR



HALLWAY

DOWNSTAIRS WC

KITCHEN 9'11 x 8'9 (3.02m x 2.66m)

LOUNGE / DINING ROOM 15'4 x 12'1 (4.67m x 3.68m)

FIRST FLOOR LANDING

BEDROOM 15'6 max x 10' (4.72m x 3.04m)

BEDROOM 15'7 max x 9'9 (4.74m x 2.97m)

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

ALLOCATED PARKING

AGENTS NOTE:

Length of lease - 99 years from 1 April 2007

Rent payable - £95.61 per month

Service Charge - £20.67 per month

80% Shared Ownership

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.

Made with Metropix ©2026



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: KPL206693 - 0005

