



St. Marys Road, Kettering **Freehold** £210,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- No Onward Chain
- Semi-Detached Family Home
- Three Bedrooms
- Spacious Living Room
- Driveway for Multiple Vehicles

Three-Bedroom Family Home with Off-Road Parking & No Onward Chain! Offered to the market with No Onward Chain, this semi-detached family home offers an excellent balance of space, convenience, and a fantastic opportunity to personalise to your own taste.

Situated on the highly sought-after St Mary's Road, the property is just a short, level stroll from Kettering town centre and the mainline train station. It also boasts close proximity to excellent local schools, everyday amenities, and major road links.



Welcomed by a bright entrance hallway, the ground floor features a spacious living room featuring French doors that open to the garden, a modern kitchen maximising storage and workspace, and a crisp downstairs bathroom.

Upstairs, the first-floor layout comprises three bedrooms, including two generously sized doubles and a versatile single bedroom-perfect for a child's room or a dedicated home office.

To the rear, a private, fully enclosed rear garden designed for low-maintenance living. It features a sheltered patio area ideal for alfresco dining, alongside a handy timber garden shed. A private driveway accommodating two vehicles, with secure gated side access leading to the rear.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

LOUNGE 11'11 max x 14'5 (3.63m x 4.39m)

KITCHEN 10'10 max x 12'9 max (3.30m x 3.88m)



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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BATHROOM 9'1 max x 5'7 max (2.76m x 1.70m)

FIRST FLOOR LANDING

BEDROOM ONE 9'6 x 14'4 (2.89m x 4.36m)

BEDROOM TWO 11'6 x 9' (3.50m x 2.74m)

BEDROOM THREE 6'1 x 11'5 (1.85m x 3.47m)

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.

To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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