

Devon Drive, Kettering **Leasehold** £139,995

Pattison Lane

# Key Features

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- Two Bedroom First Floor Flat
- Spacious Accommodation
- Large Rear Garden
- Lounge / Dining Room
- Walking Distance to Wicksteed Park

Presented in immaculate condition throughout, this impressive two-bedroom maisonette offers a seamless blend of bright, well-proportioned living space and exceptional outdoor entertaining.







A welcoming entrance hall sets the tone, leading through to a spacious, light-filled lounge and dining area anchored by an attractive bay window that floods the room with natural light. The fitted kitchen is thoughtfully arranged with practical workspace and storage. Completing the accommodation are two generous double bedrooms, both well-served by a modern bathroom.

Outside, the private garden serves as a rare and standout feature for a maisonette, boasting a substantial timber shed and an impressive covered entertaining area-creating the ultimate all-weather space for alfresco dining, hosting, or relaxing year-round.

Early viewing is highly recommended to fully appreciate the generous proportions, immaculate presentation, and rare outdoor lifestyle on offer.

The accommodation comprises:

ENTRANCE HALL

LOUNGE / DINING ROOM 17'9 max x 12'10 max plus bay (5.41m x 3.91m)

KITCHEN 9'9' x 9'5 (2.97m x 2.87m)

BEDROOM ONE 13' x 10'10 max (3.96m x 3.30m)

BEDROOM TWO 12'11 x 9'4 (3.93m x 2.84m)





GROUND 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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OUTSIDE

REAR GARDEN

AGENTS NOTE
Length of lease - 102 years and 156 days from and including 16 September 2013 and including 18 February 2116
Annual Ground Rent - £10.00
Annual Management charge including building insurance - £364.57

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**

# Selling your property?

## Contact us to arrange a FREE home valuation.


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SCAN ME




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