



The Grove, Kettering **Freehold** £259,950

**Pattison
Lane**

Key Features

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- No Onward Chain
- Three Storey Mid-Terrace Family Home
- Four Double Sized Bedrooms
- Four Piece Bathroom Suite with Separate Shower Cubicle
- Character Features

Situated in a prime Kettering pocket, you are just a short stroll from the mainline station (ideal for commuters), the General Hospital, and the vibrant town centre.

Step through the front door and you are immediately greeted by an extended hallway-a beautiful nod to the property's heritage. The ground floor flows effortlessly from a light-filled, bay-fronted living room into a dedicated dining room, where French doors offer a seamless transition to the outdoors. To the rear, the spacious kitchen serves as the heart of the home, flooded with natural light and featuring further garden access.

The first-floor hosts three versatile bedrooms, each offering the flexibility to serve as peaceful



sleeping quarters or a sophisticated home office. These are served by a four-piece family bathroom, complete with a separate walk-in shower.

The entire second floor is dedicated to the impressive primary suite. This private sanctuary boasts integrated wardrobes and its own independent shower room, offering a quiet escape from the bustle of the floors below.

The property's curb appeal is defined by a neat front forecourt, while the rear garden has been meticulously maintained to provide a private oasis for alfresco dining and relaxation.

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

The accommodation comprises:

ENTRANCE HALL

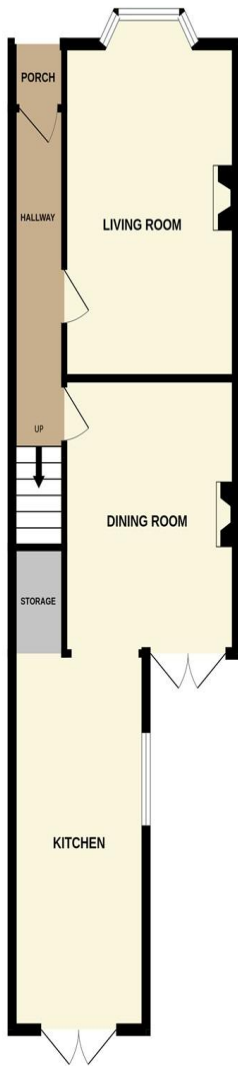
LIVING ROOM 15'8 plus bay x 11'4 (4.77m x 3.45m)

DINING ROOM 12'11 x 11'4 (3.93m x 3.45m)

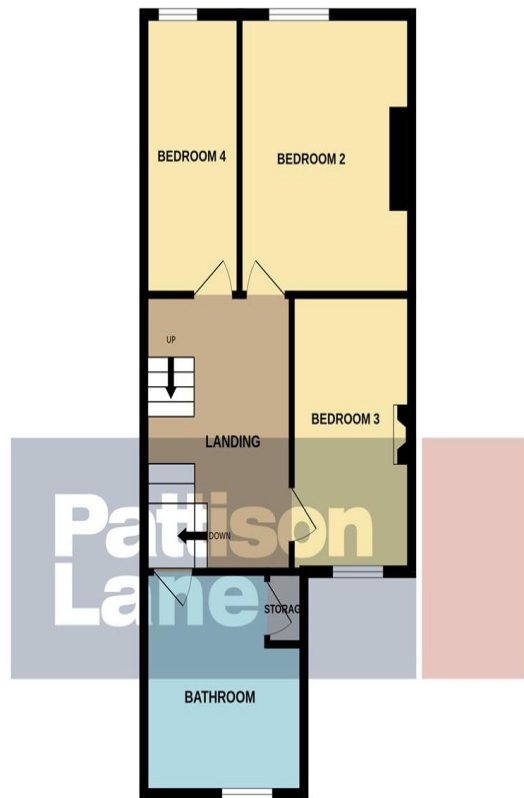
KITCHEN 8'10 x 17'8 (2.69m x 5.38m)



GROUND FLOOR



1ST FLOOR



2ND FLOOR



FIRST FLOOR LANDING

BEDROOM TWO 11'4 x 13'2 (3.45m x 4.01m)

BEDROOM THREE 8'4 x 13' (2.54m x 3.96m)

BEDROOM FOUR 6'3 x 13'2 (1.90m x 4.01m)

BATHROOM 10'6 x 10'6 (3.20m x 3.20m)

SECOND FLOOR

BEDROOM ONE 13'2 x 12'4 (4.01m x 3.75m)

SHOWER ROOM 8'4 x 7'8 (2.54m x 2.33m)

OUTSIDE

COURTYARD STYLE FRONT GARDEN

REAR GARDEN

Agents Note

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

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