



The Grove, Kettering **Freehold** £270,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  E  C

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

Offered with the distinct advantage of no onward chain, this well presented three-storey Victorian residence perfectly captures the essence of period charm and family living.

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.

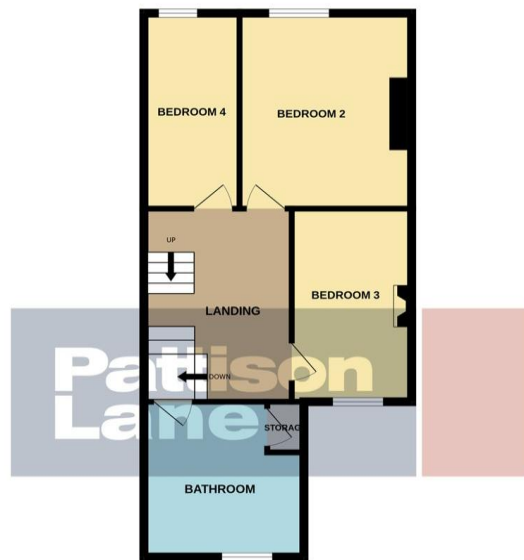
Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2026

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)

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 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

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

 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: KPL206753 - 0003

