



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

**Pattison  
Lane**

# Key Features

 3  1   B

- NO ONWARD CHAIN
- Semi Detached Family Home
- Three Bedrooms
- Living Room & Dining Room
- Spacious Kitchen

Positioned in the highly desirable Northern outskirts of Kettering, this three-bedroom semi-detached family home is offered to the market with the benefit of No Onward Chain!

Perfectly suited for modern family life, the property is situated just moments from premium local amenities, reputable schools, and exceptional transport links.



Welcomed via the hallway, the ground floor accommodates a generous Bay Fronted Open Plan Living / Dining Room, a bright and spacious Kitchen with access leading into the rear garden.

To the first floor, you're presented with Three Bedrooms, two of which are double in size and a refitted Shower Room.

The rear garden is a standout feature of the home - a beautifully presented, enclosed sanctuary boasting a sun-drenched patio, a practical garden shed, and borders richly stocked with a vibrant variety of shrubs and flowers.

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

The accommodation comprises:

ENTRANCE HALL

LOUNGE 10'8 x 11'2 (5.68m x 3.40m)

DINING ROOM 10'8 x 13'8 (3.25m x 4.16m)

KITCHEN 8' x 12'11 (2.43m x 3.93m)



GROUND FLOOR

1ST FLOOR



## FIRST FLOOR LANDING

BEDROOM ONE 11'2 x 14' (3.40m x 4.26m)

BEDROOM TWO 8'7 x 13'8 (2.61m x 4.16m)

BEDROOM THREE 7'3 x 8'2 (2.20m x 2.48m)

SHOWER ROOM 5'3 x 5'5 (1.60m x 1.65m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

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](mailto:kettering@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



 SCAN ME



 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: KPL206758 - 0001

