



11 School Lane  
Kettering, NN16 0DH



**Simpson & Partners**

Within the bustling life of Kettering town centre, this capacious and charming property stands as a testament to timeless elegance, boasting an array of well-preserved original features. Upon entering, you are immediately greeted by the intricate mosaic tiled flooring, setting the tone for the heritage that envelops you. The deep skirting boards and original coving detail the high ceilings, framing the space with a hint of historical grandeur.

This residence carries with it the warmth of the past, particularly evident in the presence of the cast iron fireplaces which serve as a focal point, conjuring images of a bygone era of classic comfort. The original panelled doors complement the aesthetic, their solid presence whispering stories of the years they have stood sentinel within the home.

Modern living is seamlessly integrated with history through the addition of double glazing and gas radiator central heating, ensuring this characterful property does not sacrifice comfort for style. The enclosed rear garden faces south, offering a private sun-drenched retreat for relaxation or entertainment.

The property unfolds with a welcoming porch, leading to an entrance hall anchored by the original staircase, which rises with grace and solidity. A discreet downstairs WC adds convenience without detracting from the home's period charm. The living spaces flow effortlessly from one to the next: a cosy sitting room invites quiet reflection, while the study provides a haven for work or reading. The dining room, resplendent with a log burner, open plan to the kitchen, creating an inviting hub for family gatherings or culinary adventures.

Ascending to the first floor, the living quarters comprise three generously sized bedrooms, each bathed in natural light and echoing the property's intrinsic character. A modern shower room serves these rooms, offering contemporary amenities and sleek design to complement the home's traditional essence.

Price £267,500



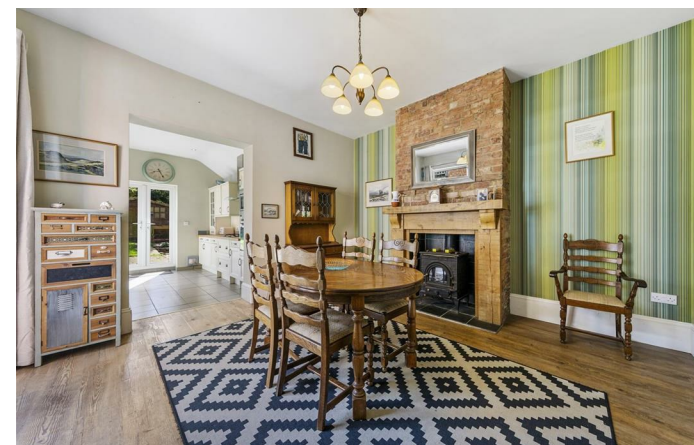
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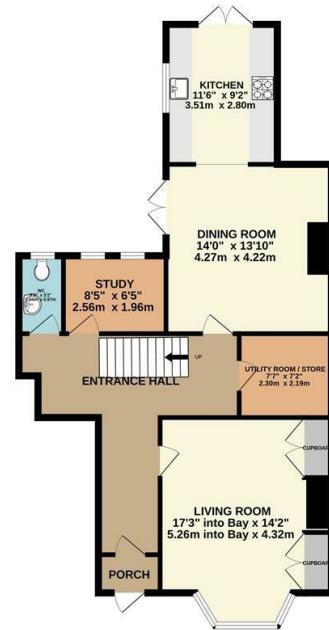
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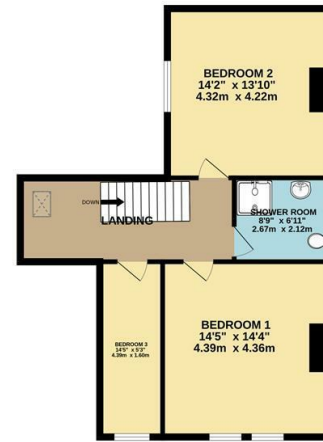
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GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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