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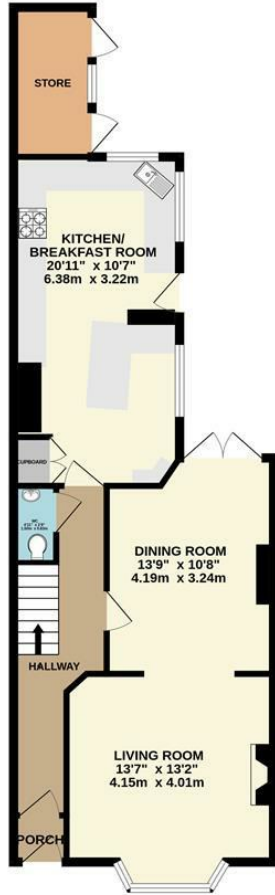
**6 Dryden Street, Kettering NN16 8EU**  
**£265,000**

A beautiful Victorian Villa crammed full of period features that offers very spacious family accommodation. This wonderful three floored property offers FOUR BEDROOMS and comprises porch, hall, lounge/dining room, kitchen/breakfast room, wc, study/bedroom 4, three double bedrooms two with fitted wardrobes and a large en-suite shower to the master bedroom, a further single bedroom and family bathroom. The property retains lots of original character and charm whilst benefiting from gas central heating, double glazing, a modern "Shaker" style kitchen with ample storage and work surfaces and a stylish bathroom. There is a gated forecourt and lovely courtyard garden with raised timber deck retained by balustrade handrail plus a useful brick outbuilding/store. Located for ease of access to many facilities to include the town centre, schools, parks, train station and Kettering General Hospital. Well presented throughout viewing of this delightful property is highly recommended.

**Tenure: Freehold**  
**Energy Rating: E**  
**Council Tax Band: B**

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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.  
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- Four Bedrooms And Study
- Lovely Victorian Villa
- Extensive Accommodation
- Lots Of Character
- Great Location
- Gas Central Heating, bathroom, shower room
- Double Glazed
- Modern Kitchen and Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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