



25 Granville Street, Kettering NN16 0TA

Asking Price £165,000

Step inside this deceptively spacious 2-bedroom terraced home, perfectly positioned just a short walk from Kettering town centre. Bursting with potential, it's ready for you to move straight in and make your mark.

Inside, you'll find a generous through lounge, fitted kitchen with appliances, and two double bedrooms. The first-floor bathroom and separate WC add convenience for busy mornings.

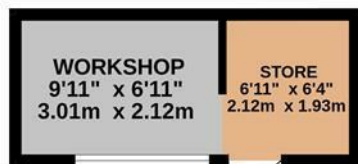
Outside, the low-maintenance courtyard garden offers a pleasant retreat, while the versatile workshop and store could be transformed into your dream home office, studio, or hobby space.

With gas central heating, double glazing, and no onward chain, this property is the ideal canvas for first-time buyers, downsizers, or investors alike.

Don't miss out – contact Lucas today to arrange your viewing!

**Tenure: Freehold
Energy Rating: D
Council Tax Band: A**

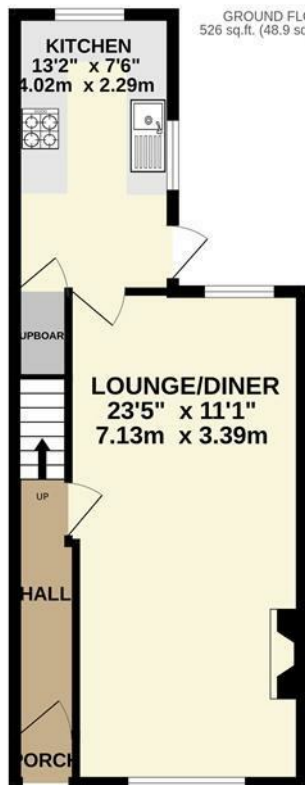
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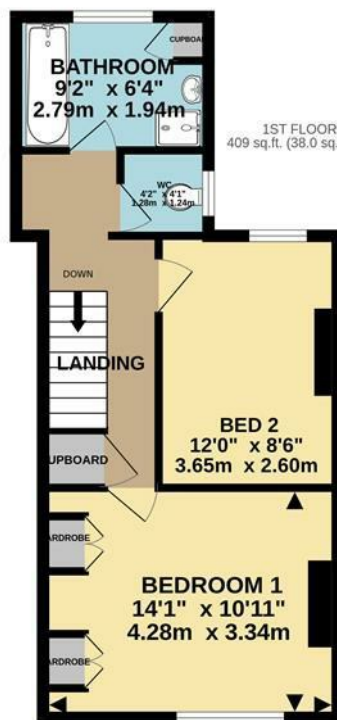
FLOOR AREA INCLUDES OUTBUILDING

TOTAL FLOOR AREA : 936 sq.ft. (86.9 sq.m.) approx.

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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GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



- Spacious 2-bedroom terraced home close to town centre
- Bright and airy double aspect living room
- First-floor bathroom with separate shower cubicle and separate WC
- Double glazing and gas central heating
- Enclosed courtyard garden with workshop/store - ideal to convert to home office
- No onward chain – ready to move in and make your own

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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