

**LUCAS**  
SALES & LETTINGS



## 20 Green Lane, Kettering NN16 0DA Offers In Excess Of £135,000

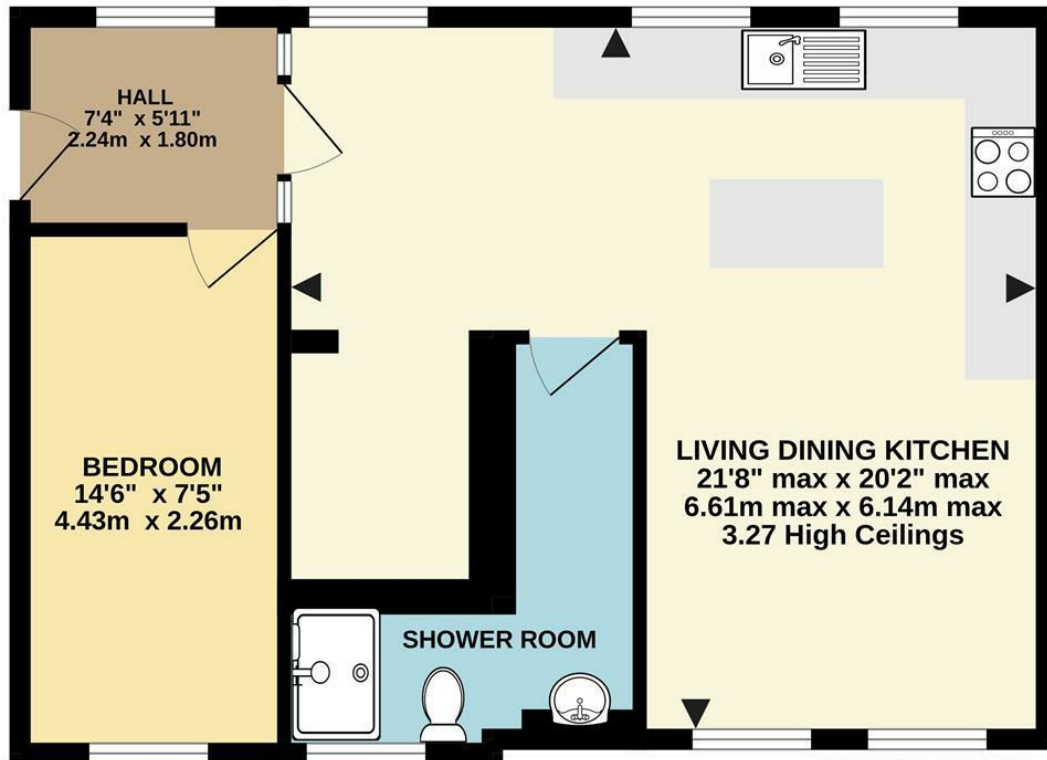
An impressive second floor apartment located within the historic Dalkeith Works building located in the centre of Kettering just a short walk from the Heritage quarter featuring restaurants, pubs, library and Alfred East Gallery currently undergoing the £3.9M GLaM redevelopment. The town centre is also undergoing a multi million pound improvement at this time. The mainline railway station with frequent services of around one hour to London St Pancras International is a half mile walk through the Heritage quarter. The apartment is light and airy with tall round head windows and ceilings 3.2m high featuring a large open plan living kitchen arranged in an 'L' shape allowing the creation of distinct areas for dining, sitting and study. There is also a bedroom, shower room and separate entrance area. The current owners have updated the property to include refitting of the kitchen with built in appliance, new shower room/wc with underfloor heating, new consumer unit and an infra red electric heating system and redecorated throughout.

The following extracts are taken from the Historic England Listing and the full extract is available from the agents by email on request. Dalkeith Works is a grade II listed Boot and shoe factory built for Abbot and Bird in 1873 and by 1924 it had become a printing works. This well-detailed factory was one of the earliest large boot and shoe factories in Kettering and was built in the Italianate style; it is one of the earliest and most impressive boot and shoe factories to survive retaining its fine external appearance. EPC: exempt.

**Tenure: Leasehold**  
**Energy Rating:**  
**Council Tax Band: B**

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FLOOR PLAN  
572 sq.ft. (53.2 sq.m.) approx.

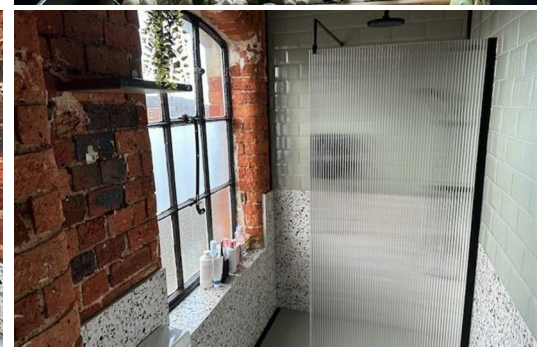
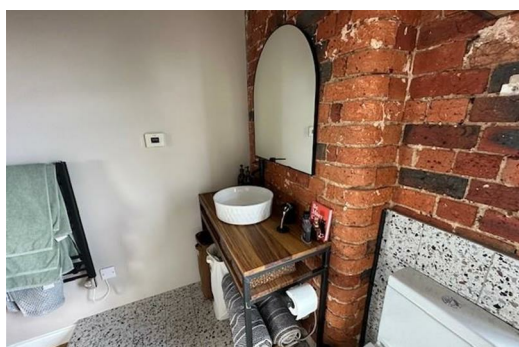
SECOND FLOOR APARTMENT

TOTAL FLOOR AREA: 572 sq.ft. (53.2 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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- Impressive one bedroom second floor apartment in a fine historic building
- Former Dalkeith Works grade 2 listed Boot and Shoe Factory
- Light and airy accommodation, tall round head windows and high ceilings
- Exposed brickwork and architecture
- Updated by the current owner
- Modern fitted kitchen and shower room
- Modern infra red electric heating
- Half mile walk to rail station through the Heritage quarter of town
- 999 year lease from 2004 possibility to purchase the freehold

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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