



Connells

Duke Street  
Kettering



# Duke Street Kettering NN16 9DZ

for sale offers over  
**£270,000**



## Property Description

This three bedroom mid-terraced property is situated close to Kettering Centre and other local amenities including play parks, easy access to A14 along with Kettering Train Station. The property is full of period features including exposed brickwork, ceramic tiles, original wood flooring, open fire places, high ceiling and ceiling roses to the dining room and living room, bay windows, generous living space, three bedrooms and enclosed rear garden.

On entering the property you are greeted by the entrance hall before leading through to the main hallway. The lounge is situated to the front of the property and features an open fireplace with log burner and is flooded with natural light due to bay window to the front. To the rear is the separate dining room with the bay window over looking the rear garden. The kitchen has been designed to incorporate period features including exposed brick with space for an aga, along with being fitted with a range of contemporary wall and base units.

The first floor houses the three bedrooms and family bathroom. Both the main bedroom and bedroom two are good sized double bedrooms with feature fireplaces and built in wardrobes. The third bedroom is a good size single bedroom, perfect for a nursery.

Externally of the property is a fully enclosed rear garden, with a summer house to the bottom of the garden with a bar and a wood burner, laid to lawn and patio area. This is a perfect space for entertaining and enjoying

the summer sun.

## Ground Floor

### Entrance Hall

### Hallway

### Lounge

17' 1" x 12' 3" ( 5.21m x 3.73m )

### Dining Room

18' 7" x 12' 8" ( 5.66m x 3.86m )

### Kitchen

14' 8" x 14' 4" ( 4.47m x 4.37m )

## First Floor

### Landing

### Master Bedroom

13' 3" x 12' 3" ( 4.04m x 3.73m )

### Bedroom Two

15' 1" x 12' 8" ( 4.60m x 3.86m )

### Bedroom Three

9' 3" x 8' 2" ( 2.82m x 2.49m )

## Externally

### Rear Garden

### Summer House

18' x 10' ( 5.49m x 3.05m )



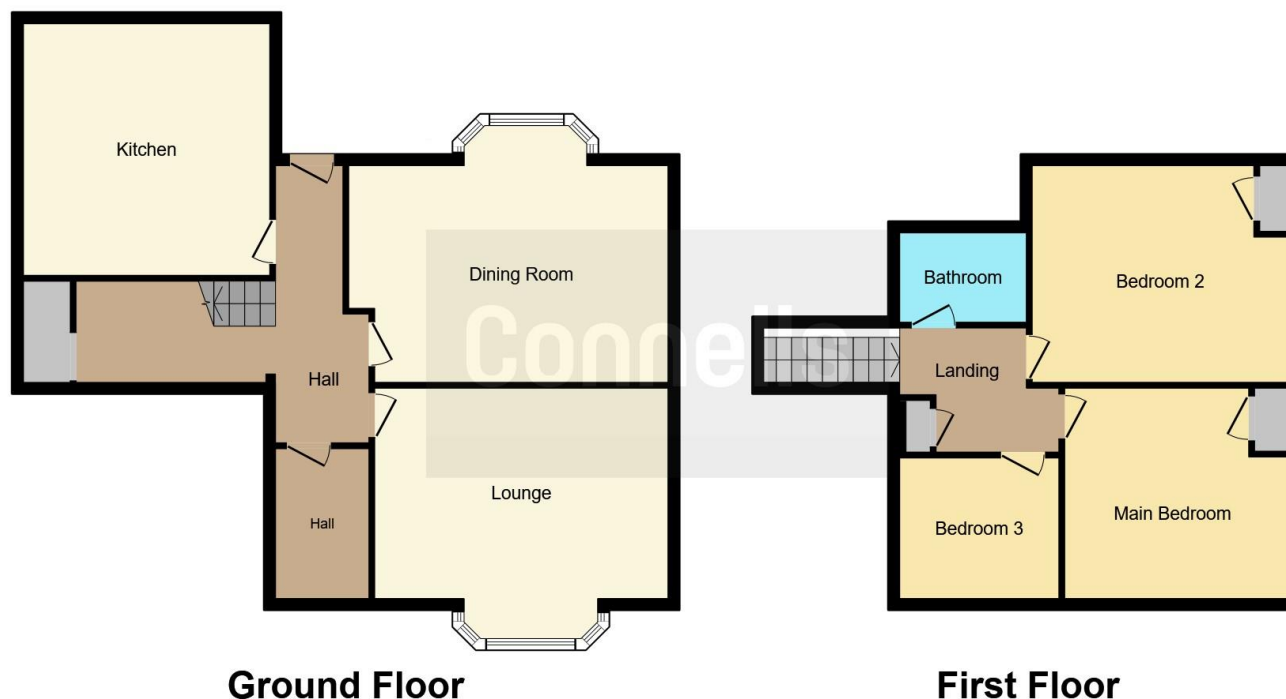












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
 KETTERING NN16 8XG

EPC Rating: D Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KTT308269](http://connells.co.uk/Property/KTT308269)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KTT308269 - 0010