









welcome to

Green Lane, Kettering

William H Brown welcome to the market this charming bay fronted Victorian terraced property. This stunning property needs to be viewed to be truly appreciated. OPEN HOUSE 10TH MAY 2025 BY APPOINTMENT ONLY













Entrance Hall

Mosaic tiled flooring, carpeted stairs leading to first floor landing.

Lounge

13' 2" x 11' 8" (4.01m x 3.56m)
Bay Window to the front, hard flooring,

Dining Room

 $8' \times 11' \ 3"$ ($2.44m \times 3.43m$) Hard flooring, window to rear, radiator, fireplace.

Kitchen

7' 11" \times 8' (2.41m \times 2.44m) Sink with drainer, integrated electric oven, gas hob, kitchen hood, eye & base level units, window to rear, door to rear garden.

Utility Room

6' 3" x 6' 8" (1.91m x 2.03m) Window to side, hard flooring.

Cellar

15' 8" x 11' 3" (4.78m x 3.43m)

Bedroom One

11' $3'' \times 15' \ 8'' \ (3.43 \text{m} \times 4.78 \text{m})$ Carpeted flooring, windows to the front, feature fireplace and radiator.

Bedroom Two

10' 6" \times 9' 10" ($3.20m \times 3.00m$) Window to rear, hard flooring, radiator.

Bathroom

Bath with shower over, hard flooring, WC and wash basin.





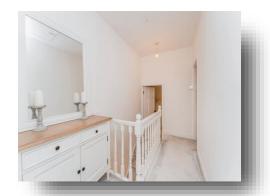
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Green Lane, Kettering

- CHARACTER PROPERTY
- ORIGINAL VICTORIAN FEATURES
- CLOSE TO KETTERING TOWN CENTRE
- CELLAR
- OPEN PLAN LOUNGE/ DINER

Tenure: Freehold EPC Rating: D

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111249



Property Ref: KTG111249 - 0003 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.