









welcome to

Duke Street, Kettering

William H brown welcome to the market this superb five bedroom character property boasting 2700 sq ft of accommodation as well as parking and garage. This unique property needs to be viewed to truly appreciate the size and space that this charming family home has to offer.













Entrance Hall

Original hard flooring and radiator.

Study

12' 3" x 11' 2" (3.73m x 3.40m)

Velux windows, storage and carpet flooring.

Lounge

16' 1" x 14' 1" (4.90m x 4.29m)

Cast iron feature fireplace, original flooring, bay window to the front and radiator.

Dining Room

11' 1" x 12' 4" (3.38m x 3.76m)

Window to the side, hard flooring, door with stairs leading to the first floor, fireplace and radiator.

Kitchen

15' 3" x 16' (4.65m x 4.88m)

Window and door to the rear, radiator, a range of eye and base level units, kitchen island with hot water tap, range oven, wine cooler, gas hob and kitchen hood.

Utility Room

11' 10" x 7' 10" (3.61m x 2.39m)

Window to the side, tiled flooring, sink with drainer and space for utilities.

Bathroom (ground Floor)

Bath with shower over, tiled flooring, wc, sink window to the side and radiator.

Landing

Carpet flooring and doors leading to all rooms.

Bedroom One

12' 2" x 13' 7" (3.71m x 4.14m) Window to the front and side, hard flooring and radiator.

Bedroom Two

9' 4" x 7' 9" (2.84m x 2.36m)

Window to the front and side, hard flooring and radiator.

Bedroom Three

10' 8" x 9' (3.25m x 2.74m)

Carpet flooring, window to the front and radiator

Bedroom Four

11' 10" x 7' 1" (3.61m x 2.16m)

Window to the side, hard flooring and radiator.

Bedroom Five (Ground Floor)

Window to the rear and side, hard flooring and radiator.

Outbuilding

8' 3" x 7' 3" (2.51m x 2.21m)

Brick built, UPVC door, window to the front and side.

Basement

23' 1" x 11' 6" (7.04m x 3.51m)

Window to the front and hard flooring.

Rear Garden

Wraparound garden with timber fence surround, patio, decking area and lawn.

Parking

Parking to the rear behind gates.

Garage

11' 8" x 17' (3.56m x 5.18m)





welcome to

Duke Street, Kettering

- Character property
- Five Bedrooms
- Original Features
- Outbuilding

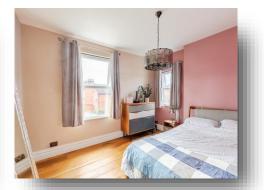
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Tenure: Freehold EPC Rating: E

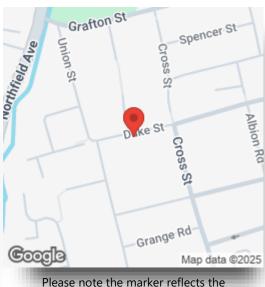
Council Tax Band: C

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111395



Property Ref: KTG111395 - 0005 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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