



**Duke Street, Kettering NN16 9EA**



**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 )



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## **Duke Street, Kettering**

- Character property
- Five Bedrooms
- Original Features
- Outbuilding
- 

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KTG111395 - 0005

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**william h brown**



**01536 518555**



[Kettering@williamhbrown.co.uk](mailto:Kettering@williamhbrown.co.uk)



28 Gold Street, KETTERING, Northamptonshire,  
NN16 8JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**