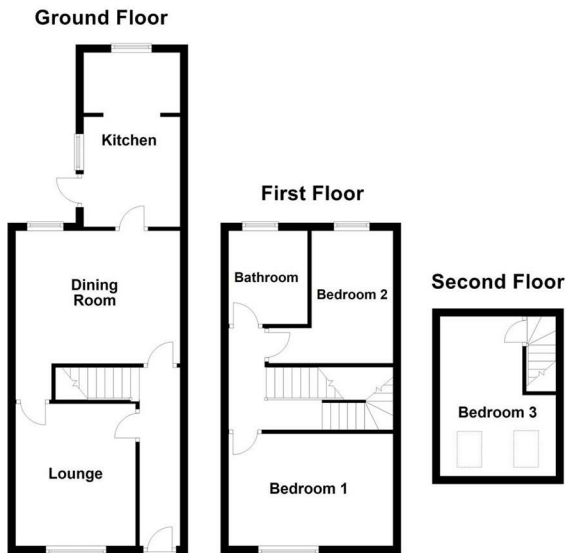




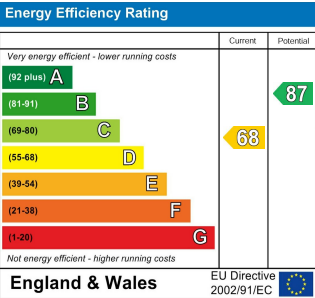
**SERVICES**  
Mains services are available.

**HOW TO GET THERE**



Not to scale. For illustrative purposes only

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# 25 Leicester Street, Kettering, NN16 8EG



## Auction Guide £100,000

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 30TH OF APRIL 2025, COMMENCING AT 11:00 AM  
SALE VIA A LIVE-STREAMED AUCTION  
GUIDE PRICE: £100,000 - £125,000  
VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 26TH APRIL 12.15PM TO 12.45PM  
Located just a short walk from Kettering town centre, this spacious three-bedroom mid-terrace property offers a fantastic opportunity for investors, developers, or anyone eager to jump into a project. With partial refurbishment already underway and materials included in the sale, this property is brimming with potential and is available via auction. Step through the entrance hall into a home full of character and possibility. The ground floor features a lounge and a separate dining room, offering ample space for entertaining or relaxing. The kitchen area provides a blank canvas ready for your creative vision. Upstairs, you'll find two well-proportioned bedrooms, along with a family bathroom. The top floor boasts a large third bedroom with enough space to potentially add an ensuite. Outside, the rear garden enjoys plenty of sunlight and includes a brick-built shed—ideal for extra storage or a workshop setup. Sold as seen, this is a rare chance to transform a centrally located property.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)



# 25 Leicester Street, Kettering, NN16 8EG

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

13'02 x 3'02

Entered via a part glazed composite front door there are stairs rising to the first floor and doors to:-



#### LOUNGE

11'10 x 10'00

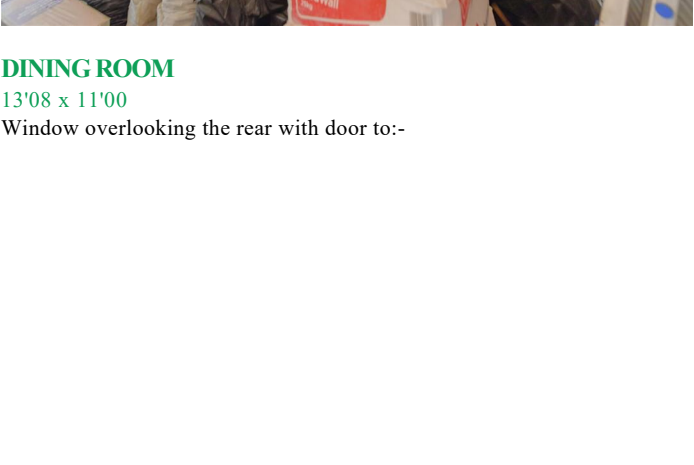
Window to the front with a door under the stairs to:-



#### DINING ROOM

13'08 x 11'00

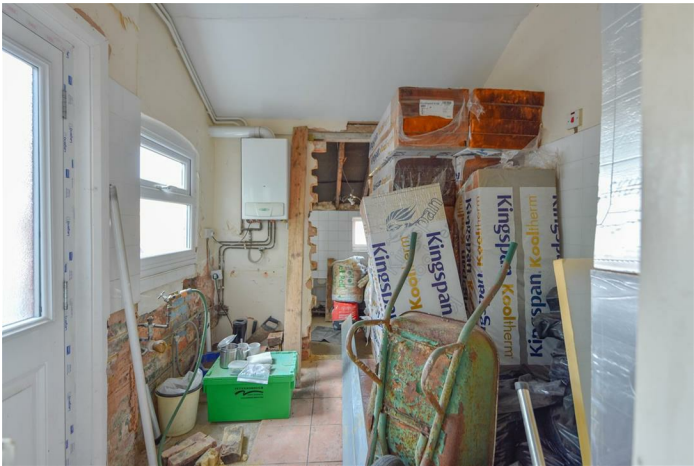
Window overlooking the rear with door to:-



#### KITCHEN

14'06 x 8'00

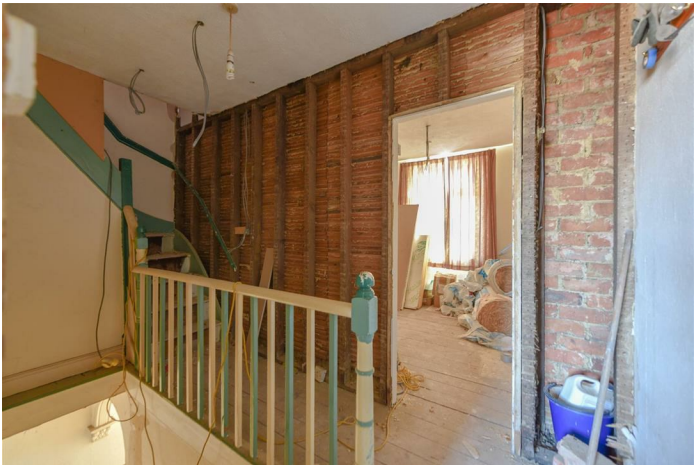
Window and door to the side with a further window overlooking the rear garden



### FIRST FLOOR

#### LANDING

Stairs to the second floor and door to:-



#### BEDROOM ONE

12'06 x 9'04

Window to the front, space for double bed



#### BEDROOM TWO

11'00 x 6'09

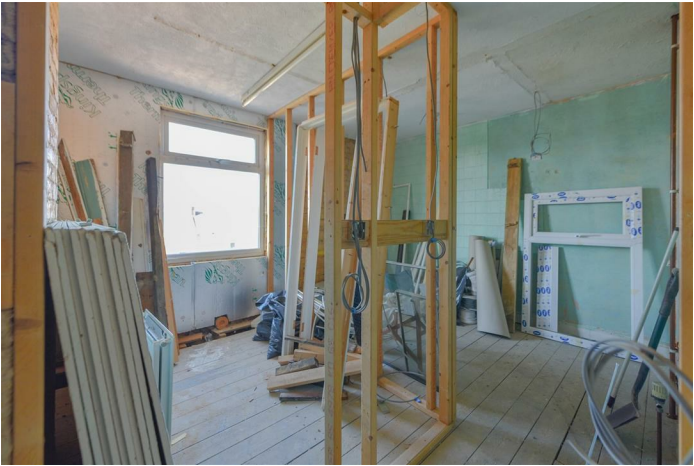
Storage under the stairs



#### BATHROOM

7'09 x 6'06

Window to the rear



### SECOND FLOOR

#### BEDROOM THREE

13'03 x 9'07

Dormer windows to the front with the possibility of ensuite facilities.



### OUTSIDE

#### REAR GARDEN

With shared pedestrian access over the neighbouring garden, there is a pathway to the split the gardens with access to:-



#### OUTBUILDING

Suitable to convert into a home office.

For further information on viewing call 01604 259773