



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Wyatt Street, Kettering

## Stylish Habitat

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### "A Stylish Habitat"

This Victorian town house has been refurbished combining period proportions with contemporary styling. Benefitting from gas central heating and UPVC double glazed windows to include an entrance hall, living/dining room as well as the modern kitchen which has an integrated oven and hob. Upstairs you will find two double bedrooms and modern fitted bathroom. Outside the garden is designed with low-maintenance in mind complete with brick built outbuilding. The town centre, mainline railway and a wealth of amenities are a short walk away ! Modern living in a period home !

- Spacious and well presented accommodation throughout
- Gas central heating
- UPVC double glazed windows
- Entrance hallway with stairs to the first floor
- Living/dining room - both rooms have attractive decorative fireplaces
- Kitchen with a range of base and eye level units, single drainer sink unit with monobloc tap inset to worktops, oven and four ring gas hob with extractor, space for appliances (not included), splash backs door to outside
- Upstairs there are two double bedrooms both with gorgeous original cast iron fireplaces
- Bathroom suite comprising low level WC, pedestal wash hand basin with monobloc tap, panel enclosed bath with shower and glass shower screen, heated towel rail, ceramic tiled splash backs and flooring

Outside the rear garden has been designed with low maintenance in mind with large patio seating area with raised gravelled beds to either side and a brick outbuilding to the rear.

**EPC Rating: E COUNCIL TAX: A**

**Living Room** - 3.18m x 3.15m (10'5" x 10'4")

**Dining Room** - 3.53m x 3.35m (11'7" x 11'0")

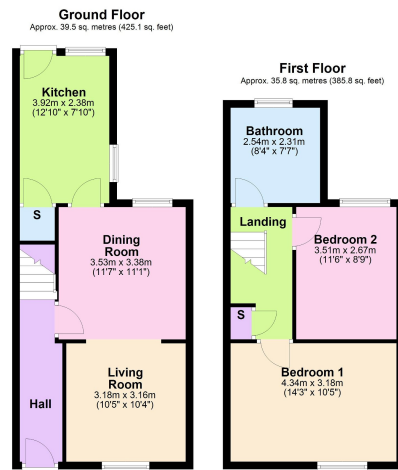
**Kitchen** - 4.04m x 2.39m (13'3" x 7'10")

**Bedroom 1** - 4.34m x 3.18m (14'3" x 10'5")

**Bedroom 2** - 3.51m x 2.67m (11'6" x 8'9")

**Bathroom** - 2.54m x 2.31m (8'4" x 7'7")





Total area: approx. 75.3 sq. metres (810.9 sq. feet)

- Victorian Terrace
- Reburished
- Town Centre Location
- Two Bedrooms
- Two Reception Rooms
- Garden
- Gas Central Heating
- UPVC Double Glazing
- Upstairs Bathroom
- Near to Amenities



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

