



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Garfield Street, Kettering

"Period Living In A Very Convenient Setting"

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“Period Living In A Very Convenient Setting”

Enjoying period character and proportions, this greatly improved town house enjoys an ultra-convenient setting – a short walk from the mainline railway connecting to St Pancras International in under an hour, the Restaurant/Cultural Quarter, Schooling and a wealth of amenities. The stylish interior features an entrance hallway, living room enjoying the warmth of a wood burner which flows to the dining room with bespoke cupboard and shelving, the kitchen has shaker style units, beech style worksurfaces, Belfast sink and integrated appliances. Upstairs there are two double bedrooms and a sizeable bathroom. Gas central heating and UPVC double glazing compliment the interior. Outside there is a walled fore garden and the private rear garden is south-westly facing with a large decking area and lawn, perfect for outdoor living. Style, character and convenience!

Living Room - 3.58m x 3.1m (11'9" x 10'2")

Dining Room - 3.66m x 3.18m (12'0" x 10'5")

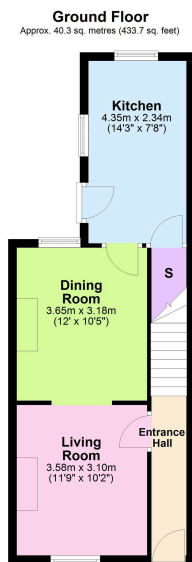
Kitchen - 4.34m x 2.34m (14'3" x 7'8")

Bedroom 1 - 4.11m x 3.58m (13'6" x 11'9")

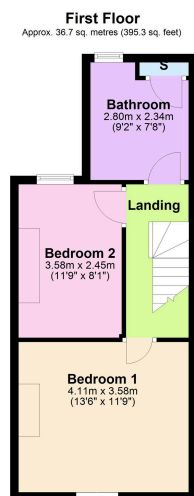
Bedroom 2 - 3.58m x 2.46m (11'9" x 8'1")

Bathroom - 2.79m x 2.34m (9'2" x 7'8")





Total area: approx. 77.0 sq. metres (828.9 sq. feet)



- Victorian period property
- Two double bedrooms
- Large south-westly facing garden
- Open plan living/dining room
- Wood burner
- Convenient location close to local amenities, schools and train station
- Traditional style kitchen with timber worksurfaces and belfast sink
- COUNCIL TAX: A
- EPC RATING: D



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

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.

