



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Carlton Street, Kettering, NN16

"All the right Ingredients"

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## "All the right Ingredients"

Spacious, Convenient and lots of potential - this Victorian town house offers them all situated on this popular street a moments' walk from the heart of the town centre and General Hospital. The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, living room flowing to the dining room and a good size kitchen. There is a principal bathroom downstairs and shower room upstairs as well as three bedrooms, two of which are good double rooms, the generous main bedroom with two windows creating the option to subdivide to create an optional fourth bedroom. Outside there is rear garden arranged with easy care in mind. View now!

**Kitchen** - 4.04m x 2.44m (13'3" x 8'0")

**Dining Room** - 3.61m x 3.91m (11'10" x 12'10")

**Living Room** - 3.63m x 3.91m (11'11" x 12'10")

**Bathroom** - 2.03m x 2.44m (6'8" x 8'0")

**Bedroom 1** - 3.63m x 5.74m (11'11" x 18'10")

**Bedroom 2** - 3.63m x 3.4m (11'11" x 11'2")

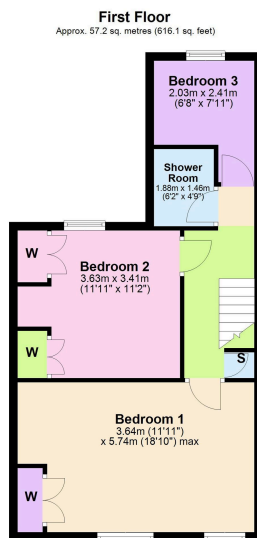
**Bedroom 3** - 4.19m x 2.41m (13'9" x 7'11")

**Shower Room** - 1.88m x 1.45m (6'2" x 4'9")





Total area: approx. 108.6 sq. metres (1169.0 sq. feet)



- Living Room flowing to the dining room
- Ground floor bathroom and upstairs shower room
- EPC RATING: E
- Generous Kitchen
- Three Bedrooms, the generous main bedroom could be divided to create an optional Bedroom four
- COUNCIL TAX: A



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.

