



Connells

Leicester Street  
Kettering



## Property Description

Situated within walking distance to Kettering Town Centre is this four bedroom mid-terraced HMO with tenants in situ. This property is perfectly situated with many local amenities surrounding including local shops, Kettering General Hospital and easy access to Kettering Train Station. The property itself offers four double bedrooms, three with ensuite shower rooms, communal area and kitchen and rear garden.

On entering the property you are greeted by the entrance hall which houses the stairs to the first floor, and access to the communal area and the first of the four bedrooms. The communal area is situated to the rear of the property with French patio doors leading to the rear garden. The kitchen follows on and is fitted with a modern style. Bedroom four is situated to the front of the property with a private cloakroom adjoining, and has the use of the shower room to the first floor.

To the first floor are two more bedrooms. Bedroom two is to the front of the property, with bedroom three to the rear, both boasting their own ensuite shower rooms.

Bedroom one is to the second floor and benefits from its own ensuite.

Externally of the property is a good size rear garden, which is mainly laid to lawn.

## Ground Floor

### Entrance Hall

### Dining Room

13' 8" x 7' 8" ( 4.17m x 2.34m )

### Kitchen

14' 4" x 9' 5" ( 4.37m x 2.87m )

### Bedroom Four

11' 8" x 10' 1" ( 3.56m x 3.07m )

### Adjoining Cloakroom

**First Floor**

**Landing**

**Bedroom Two**

16' 8" x 11' 8" ( 5.08m x 3.56m )

**Ensuite**

**Bedroom Three**

10' 7" x 7' 8" ( 3.23m x 2.34m )

**Ensuite**

**Shower Room**

**Second Floor**

**Landing**

**Bedroom One**

12' 6" x 11' 4" ( 3.81m x 3.45m )

**Ensuite**

**External**

**Rear Garden**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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