

HENDERSON CONNELLAN

ESTATE AGENTS

West Street, Kettering NN16

“Urban Cottage”

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Tucked away on West Street, one of the town's oldest streets is this charming stone cottage sitting in a conservation area with a cobbled approach, while also benefiting from residents' permit parking. The town centre, Restaurant/Cultural Quarter and the mainline railway (with services to St Pancras International in under an hour) are all just a short walk away. The property offers a living room with wood effect flooring, a log burner and sash window, along with a kitchen/breakfast room fitted with units, space for appliances, and useful storage. Upstairs, there is a double bedroom and a spacious bathroom, while outside the rear garden includes a lawn, patio area and a brick-built outbuilding. Enclosed by fencing and brick walls with neighbouring access.

Living Room - 3.45m x 3.25m (11'4" x 10'8")

Kitchen - 3m x 2.64m (9'10" x 8'7")

Bedroom - 3.48m x 3.3m (11'5" x 10'10")

Bathroom - 2.92m x 2.62m (9'7" x 8'7")

- Urban Cottage in conservation area
- Living Room with feature fireplace and working fire
- Fitted Kitchen overlooking the garden
- Double Bedroom
- Spacious Bathroom
- Residents Permit Parking
- Close to Local Amenities
- Walking Distance to Train Station
- EPC RATING: E
- COUNCIL TAX: A

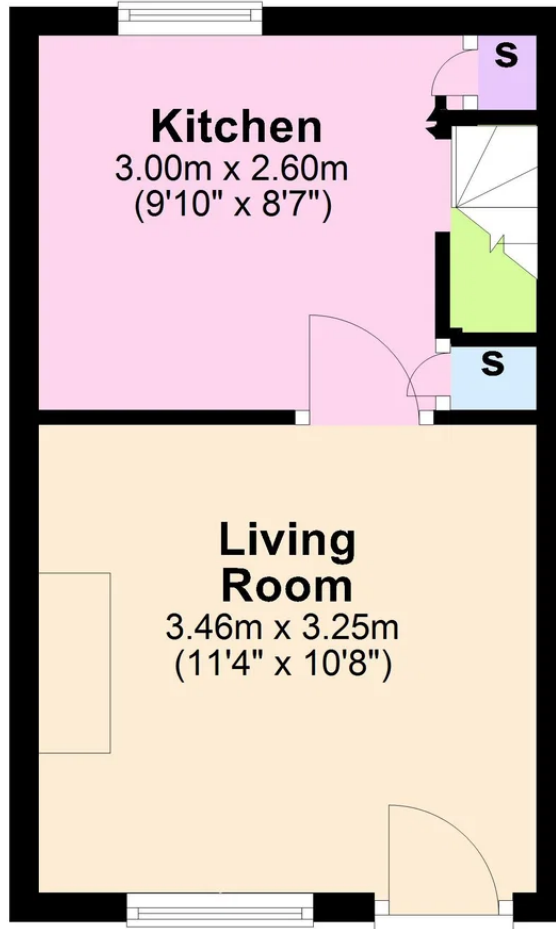
Tenure: Freehold





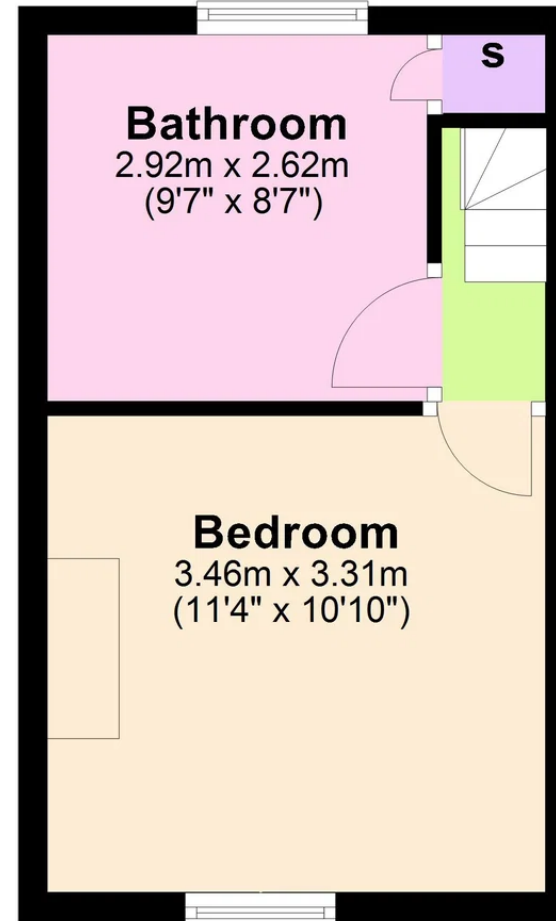
Ground Floor

Approx. 20.7 sq. metres (222.5 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.7 sq. feet)



Total area: approx. 42.2 sq. metres (454.3 sq. feet)