

# HENDERSON CONNELLAN

ESTATE AGENTS



Lawson Street, Kettering NN16

"Urban Seclusion"

### "Urban Seclusion"

This impressive Victorian bay-fronted semi-detached home is discreetly positioned on the edge of town. The lovely plot features a deep frontage with the rarity of private driveway accessed via double gates with parking for three/four cars and the rear garden is a great size with decked area, storage shed and garden bar. The stunning interior benefits from gas central heating and UPVC double glazing to include an entrance hall with wood-effect specialist flooring leading to the living room with bay window and fabulous feature fireplace with living flame effect log burner, opening through the dining room. The generous kitchen has stylish units, granite worksurfaces and select integrated appliances extending to a useful utility area. Upstairs are three well-proportioned bedrooms, two of which are double sized, with built-in wardrobes, there is a washroom and a generous bathroom with bath and separate shower enclosure. The location means the town centre, Wicksteed Park and a wealth of amenities are all within easy reach. Secluded, yet convenient.

**Living Room** - 3.68m x 3.45m (12'1" x 11'4")

**Dining Room** - 3.68m x 3.51m (12'1" x 11'6")

**Kitchen** - 7.04m x 2.39m (23'1" x 7'10")

**Bedroom One** - 4.04m x 3.48m (13'3" x 11'5")

**Bedroom Two** - 3.48m x 3.45m (11'5" x 11'4")

**Bathroom** - 2.74m x 2.51m (9'0" x 8'3")

**Bedroom Three** - 2.39m x 2.13m (7'10" x 7'0")

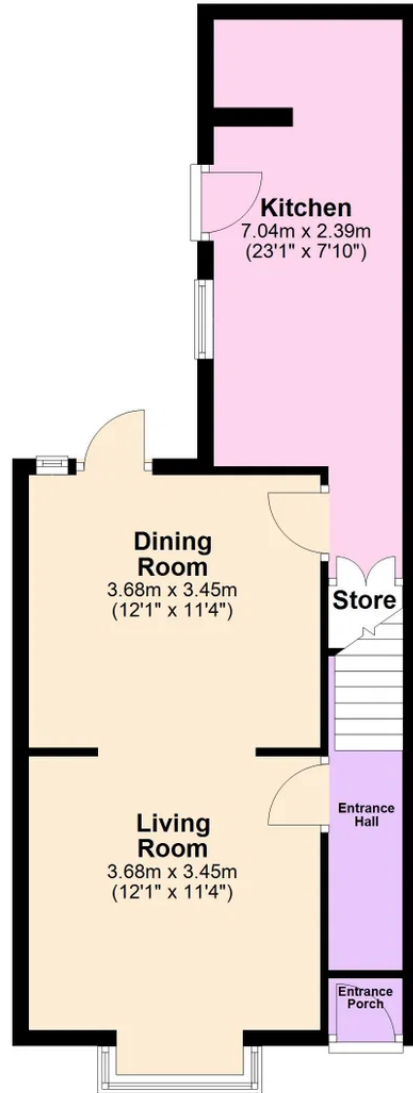
- Bay Fronted Victorian Home
- Semi Detached Home
- Spacious Living/Dining Room
- Stylish Kitchen
- Three Bedrooms
- Family Bathroom
- Convenient Town Location
- Close to local Amenities
- EPC RATING: D
- COUNCIL TAX: B
- Tenure: Freehold





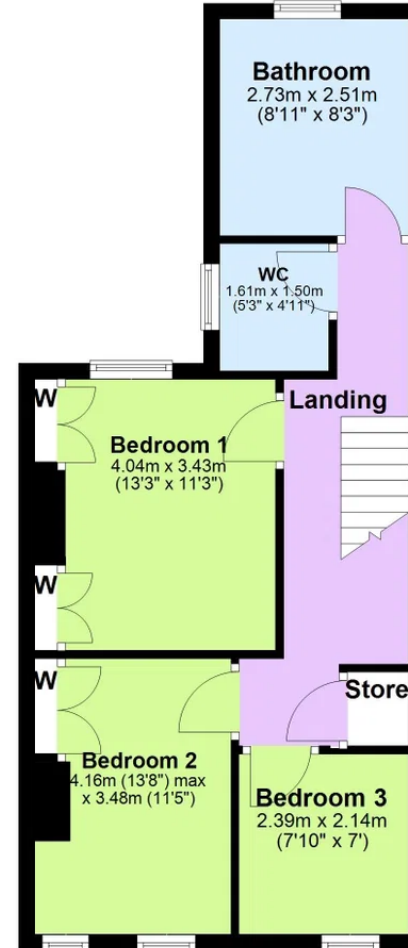
## Ground Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



## First Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)