

Duke Street, Kettering NN16

"Room To Surprise"

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This surprisingly large Victorian town house offers accommodation across three floors, the location is convenient, the town centre, mainline railway and General Hospital are all within walking distance. The interior benefits from gas central heating and UPVC double glazing to include an entrance porch, entrance hall, living room flowing to a dining room and on to the fitted kitchen. There is a basement with a versatile double sized room, perfect for home working, upstairs there are two double bedrooms and a principal bathroom. Outside the easy care fore garden is set behind brick walling with a path to the front door and the rear garden is private, enclosed by timber fencing. With more space than first meets the eye and town life just around the corner, this home has plenty more to offer than you might expect.

Living Room - 3.4m x 3.28m (11'2" x 10'9")

Dining Room - 3.53m x 3m (11'7" x 9'10")

Storage - 2.41m x 1.17m (7'11" x 3'10")

Kitchen - 2.21m x 1.85m (7'3" x 6'1")

Basement - 3.33m x 3.33m (10'11" x 10'11")

Bedroom One - 4.34m x 3.45m (14'3" x 11'4")

Bedroom Two - 3.56m x 2.41m (11'8" x 7'11")

Bathroom - 2.11m x 1.8m (6'11" x 5'11")

- Gas Central Heating
- UPVC Double Glazing
- Living Room and Dining Room
- Fitted Kitchen
- Two double Bedrooms and first floor Bathroom
- Basement a versatile double room
  Solar panels improve efficiency and reduce running costs
  EPC RATING: C
- Council Tax: A

Tenure: Freehold






zenith

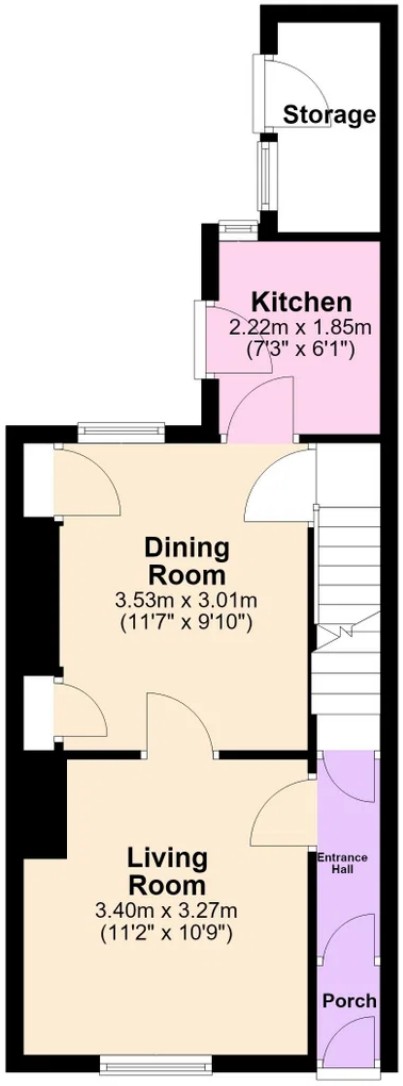






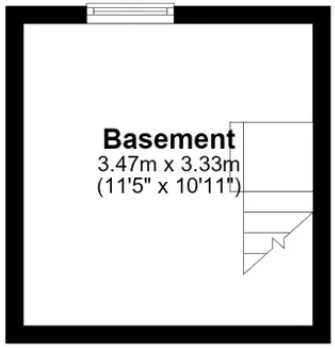
Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



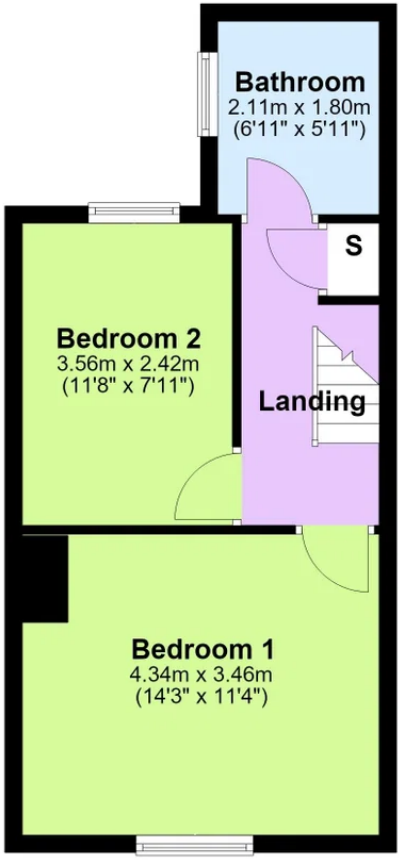
Basement

Approx. 11.6 sq. metres (124.4 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 81.5 sq. metres (877.0 sq. feet)

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The Property Ombudsman

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.