

43 Duke Street
Kettering
NN16 9DZ

£250,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

An outstanding period home with so much character and charm and offered to market with NO CHAIN! Situated in an ideal location for those wanting access to the Kettering town centre, general hospital and train station which is just approximately a five minute drive away.

This property is steeped in history with bay windows, very high ceilings, feature fireplaces, including two wood burners and three open, working fireplaces, stripped floorboards in some areas and butler sink in the kitchen.

The accommodation over the two floors consists on the ground floor of a welcoming entrance hall with original front door that leads to two separate reception rooms, a fabulous lounge and dining room, both with impressive fireplaces, a shaker style kitchen with ample work top space and numerous storage cupboards, range oven, space for fridge/freezer and plumbing for a

washing machine and dishwasher.

To the first floor the landing is sizeable providing the opportunity for furniture for storage and leads to the three generous, spacious bedrooms, with again high ceilings and a family bathroom with an oversized bath with shower over, WC and sink.

Outside there is a courtyard garden to the front giving space to the pathway with gated access to the side leading to the rear garden which is fully enclosed with a patio area, lawn and wooden summerhouse which is currently being used as a fabulous bar which is a great addition to the garden.

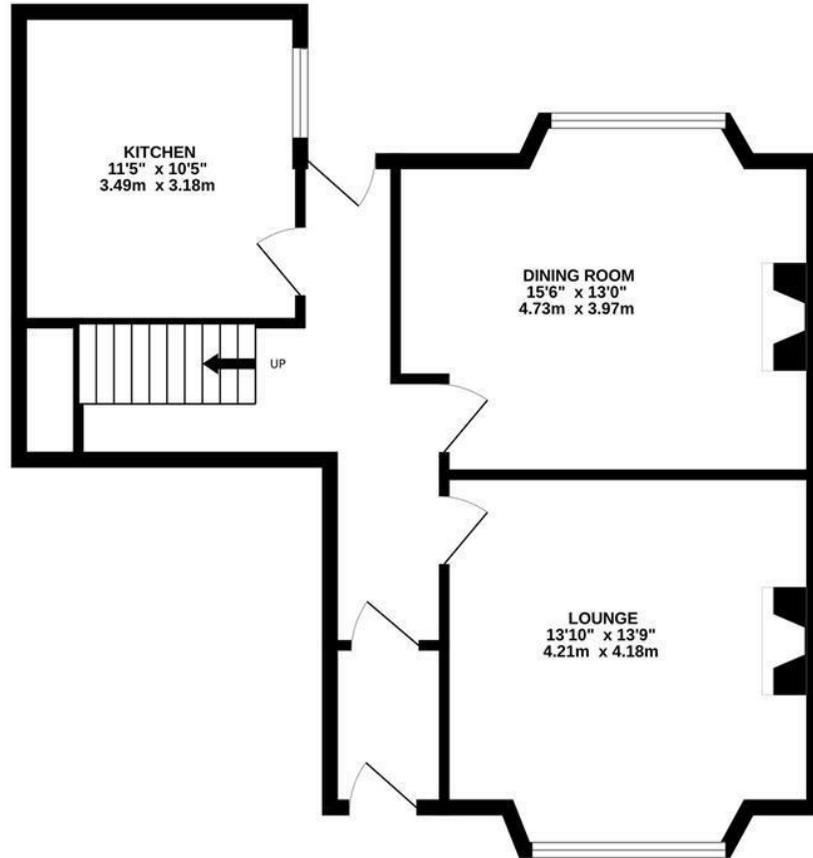
Call the sole agents Oscar James Kettering to make arrangements to view.

Agent note: the property is classed as leasehold, with a peppercorn ground rent only. No payments made, other than an actual peppercorn should it be requested.

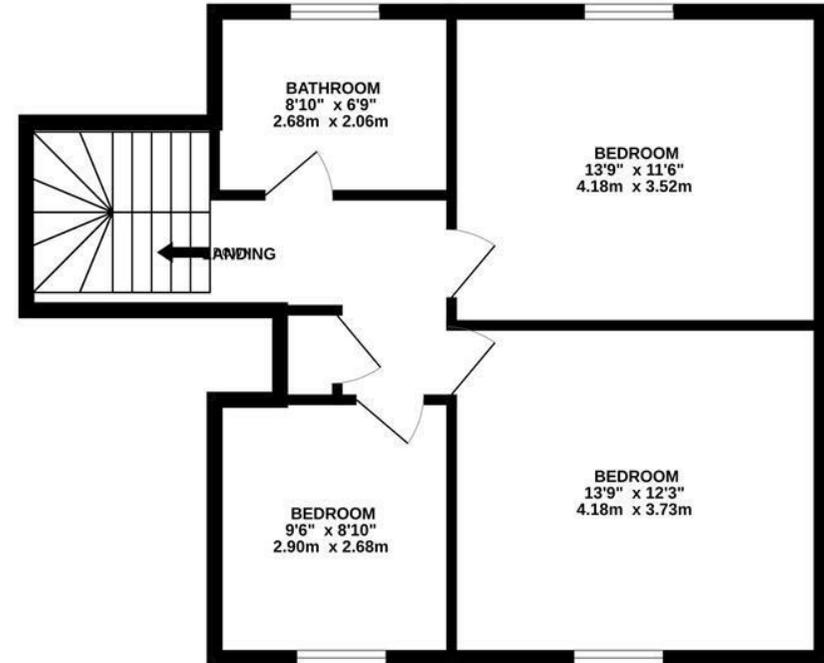
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Floor Plan

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Two reception rooms



Fitted kitchen



Three bedrooms



Family bathroom



Good size garden



On street parking





SELLER'S SECRET

We chose this home nearly 20 years ago as the size suited our family and the location was ideal for us being so close to schooling and amenities. Now that our children are moving onto university we have decided to completely re locate, likely to Scotland for a new chapter of our lives. There will be no related purchase to make things as easy as possible.



Why we like it....

So much to appreciate here, an internal viewing is highly recommended.

To buy or not to buy....

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