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## Connaught Street

Kettering, Northants, NN16 8NU

£160,000



This spacious two-bedroom Victorian terraced home is located within easy reach of Kettering town centre, local amenities and transport links, making it an excellent opportunity for investors or buyers seeking a well-located property with strong long-term potential.

The property offers well-proportioned accommodation throughout, including a bright and spacious open-plan lounge/dining room, providing a versatile living space ideal for both relaxing and entertaining. To the rear of the property is a separate fitted kitchen with access to the private rear garden.

Upstairs, the property features two generous double bedrooms and a family bathroom, offering comfortable accommodation suitable for couples, small families, or tenants.

Externally, the home benefits from a private enclosed rear garden, providing a low-maintenance outdoor space.



## Lounge

10'08 x 10'08 (3.25m x 3.25m)

A bright and welcoming lounge, featuring a window to the front elevation that allows for plenty of natural light. An open archway leads through to the dining room, creating a sociable flow between the living spaces and making it ideal for both relaxing and entertaining.

## Dining Room

11'09 x 10'09 (3.58m x 3.28m)

A spacious dining area located between the lounge and kitchen, ideal for family meals or entertaining, with good proportions for a full dining table and additional furniture.

## Kitchen

07'05 x 10'00 (2.26m x 3.05m)

A practical kitchen fitted with a range of units and work surfaces, providing ample space for cooking and food preparation with convenient access to the adjoining utility area.

## Utility Room

A useful separate utility space offering additional storage and room for appliances, helping to keep the kitchen area clear and organised.

## Main Bedroom

17'12 x 11'00 (5.18m x 3.35m)

A generously sized main bedroom spanning the width of the property, offering excellent floor space for wardrobes and bedroom furniture.

## Bedroom Two

11'08 x 10'04 (3.56m x 3.15m)

A well-sized second bedroom that comfortably accommodates a double bed, making it ideal as a guest room, child's bedroom or home office.

## Family Bathroom

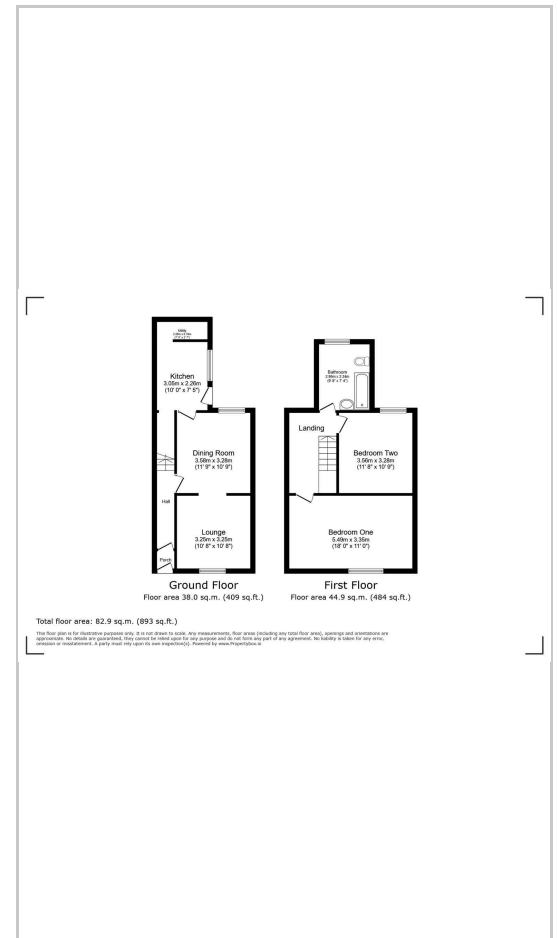
07'04 x 09'06 (2.24m x 2.90m)

A spacious family bathroom fitted with a bath, WC and wash basin, providing a practical and comfortable space for everyday use.

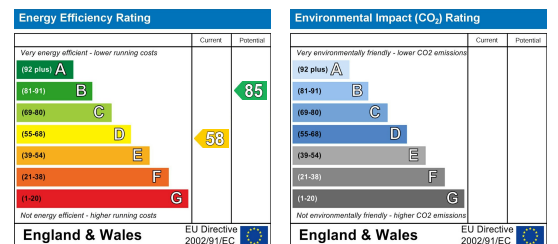
## Area Map



## Floor Plans



## Energy Efficiency Graph



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