

**Measurements**

**Room One** 16'7 x 14'1 (5.05m x 4.29m)

**Room Two** 16'8 x 13'6 (5.08m x 4.11m)

**Kitchen/Dining Room** 15'4 x 11' (4.67m x 3.35m)

**Shower Room** 7'7 x 4 (2.31m x 0.10m)

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**Lounge/Room Three** 13'6 x 11'5 (4.11m x 3.48m)

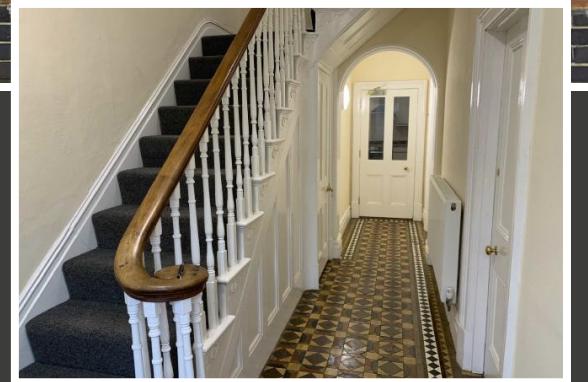
**Room Three** 11'0 x 6'11 (3.35m x 2.11m)

**Room Four** 13'6 x 10'7 (4.11m x 3.23m)

**Bathroom for Beds 3 and 4** 9'11 x 6'5 (3.02m x 1.96m)

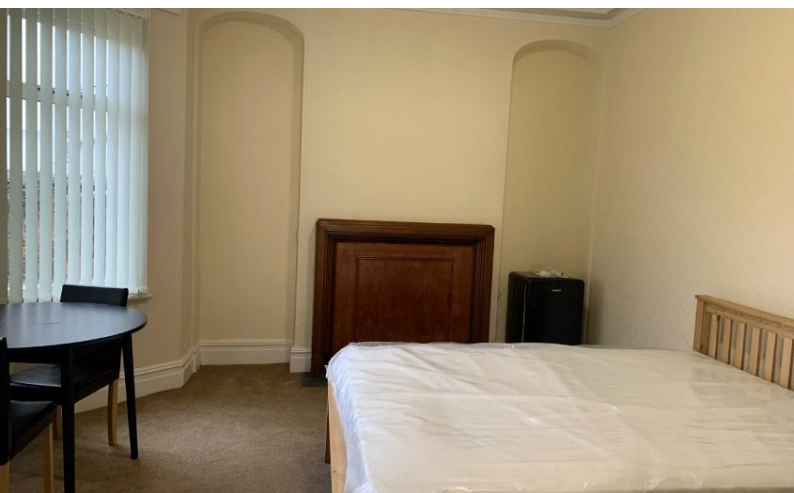


Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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57 Duke Street,  
Kettering, NN16 9DZ

£150 Per Week





## Gardens

- South facing gardens
- Large walled gardens include a small retained courtyard to the front. - Large patio with designated smoking area adjacent to the rear side door.
- NB. This is a none- smoking house.
- There is an area to the far rear that can be utilised for growing fruit and vegetables.
- The store room is not included with the property but there is a covered area adjoining it that can be utilised for bicycle storage.



A period luxury detached house set within large grounds with easy access to Kettering and the hospital. Offering four large double sized rooms with single occupancy under a HMO status .

\* Miscellaneous\*

An Impressive period entrance hall entered via an original door

under stairs cupboard housing gas metre

There is sound proof underlay to first floor carpets

Period brass door furniture

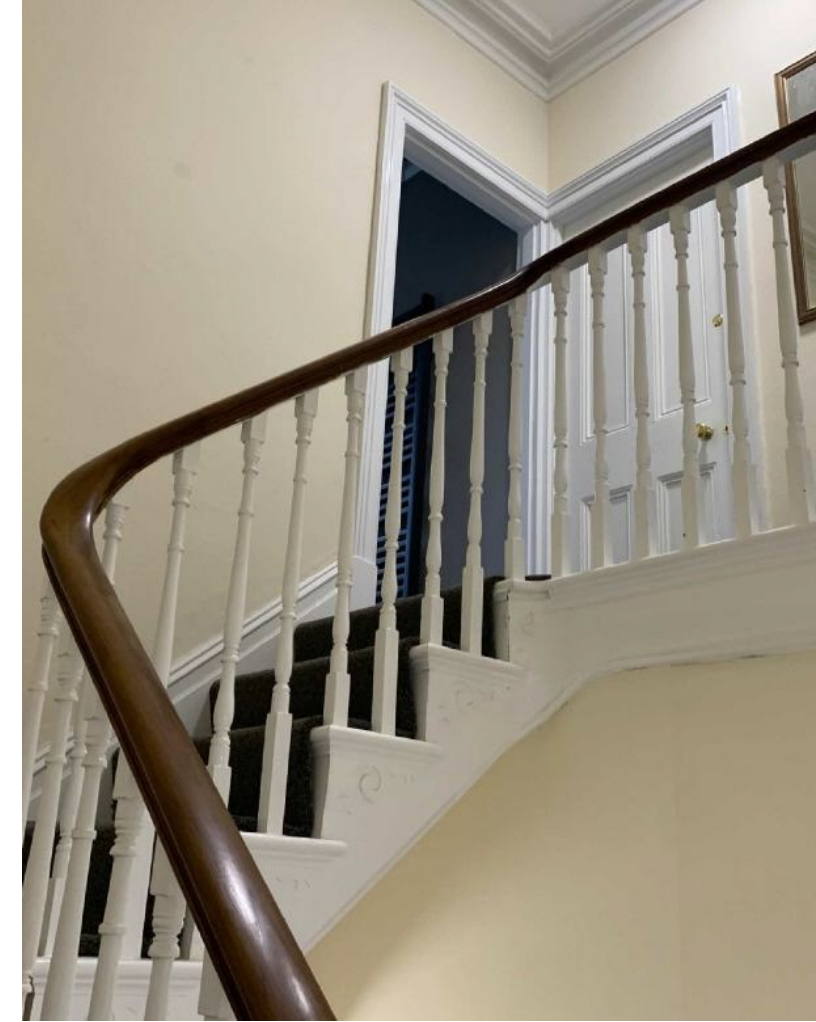
Fully refurbished 2022

Large south facing gardens

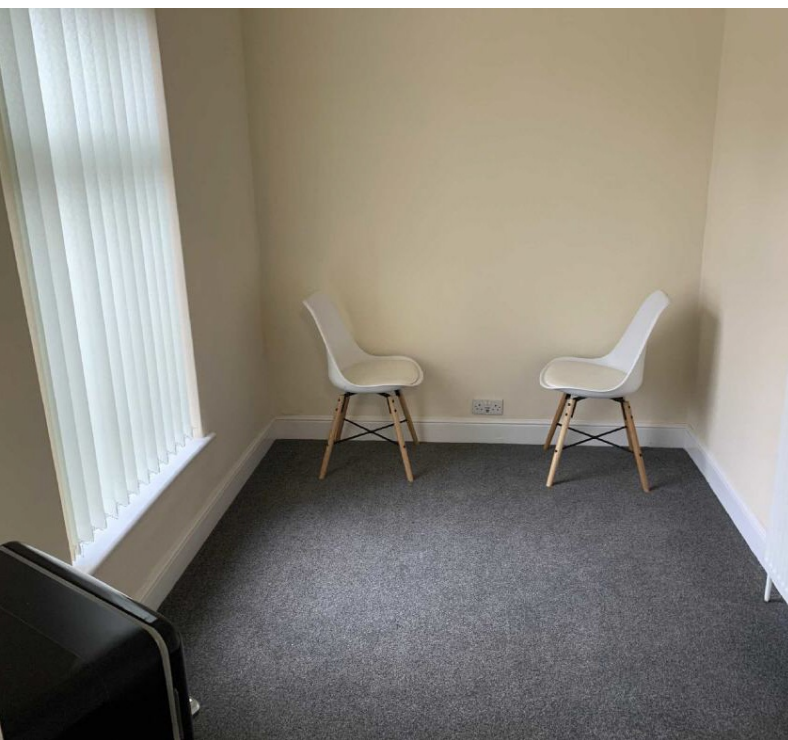
In case of emergency

The stop cock is located in the ground floor shower room one, marked stop cock

The fire alarm switch is located in the electrical cabinet in the entrance hall .







## Property highlights

- Gas fired boiler located in the first floor shower room cupboard. Installed in 2022 and supplies the domestic hot water and heating .
- Hive thermostat with control settings activated by the Henderson Connellan property management team.

### \* Electrical Appliances \*

- A larder refrigerator to each room
- A tall Electra freezer six compartments, each shelf is allocated per room
- Integrated dish washer
- Two induction hobs, two electric ovens
- Two extractor hoods with fan and light
- Hoover washing machine, Hoover dryer

### \* Room inclusions\*

- All four rooms include the following.
- Quality fitted carpets, double radiator, - Extensive double power points , - Vertical blinds, table and two chairs, double wardrobe and black refrigerators
- Fire door with roller latch locking devise.

## Property highlights

### \* Security\*

- Entrance hall and landing features emergency lighting controlled via motion detector
- Roller night latch for each bedroom door .
- Individual coded digi-locks to each shower room to enable exclusive use
- A Grade D1 LD2 mains powered wireless interlinked fire alarm system with smoke detectors installed to four bedrooms, the 1st floor landing and the ground floor hallway. A heat/smoke detector has been fitted in the kitchen.
- 30 minute fire resisting doors with intumescent strips, and a self-closing devices to all the bedrooms and the kitchen door.
- This a non smoking house which must strictly be adhered to.

### \*Technical \*

- Super fast Broadband supplied by BT with routers to each room .
- Electrical circuit breaker and fire alarm controls

