



An impressive and substantial period end-of-terrace home, set just off the Headlands and offering an exciting opportunity for buyers seeking space, character and potential. The accommodation is generously arranged, with five well-proportioned double bedrooms, two complementary reception rooms, and a kitchen opening into a breakfast/sitting room, creating a versatile layout with excellent scope for reconfiguration and improvement.

The house carries a fascinating sense of history. In times gone by, this grand home may well have accommodated live-in servants; the seller advises that, while the original call bells are no longer present, parts of the former call bell system are believed to remain embedded beneath the floors, and the storage spaces to the rear of the ground and first floors are understood to mark the position of a former second staircase.

Now requiring extensive refurbishment, the property presents a genuine blank canvas for the next owner to restore, redesign and create a magnificent family home. Alternatively, it may offer potential for use as a House in Multiple Occupation, subject to the necessary planning permissions, consents and regulatory requirements.

The location is equally appealing, with the property positioned within short, level walking distance of Kettering town centre, local schools and a variety of convenience stores. Kettering railway station is approximately five minutes' walk away, providing frequent Midland Mainline services to London St Pancras International in under an hour, as well as connections north to Corby, Market Harborough and Leicester. Kettering General Hospital is around one mile away, approximately a 20-minute walk.

**99 Broadway,
Kettering
NN15 6DF**

**Offers Over
£300,000**

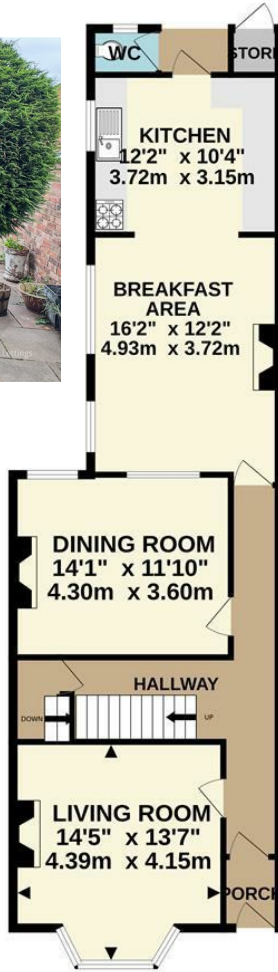
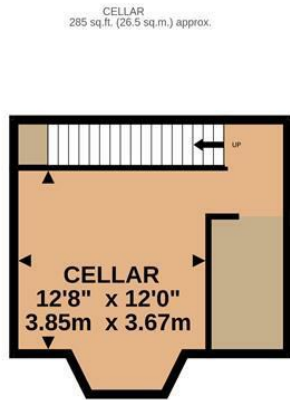
**Tenure: Freehold
Energy Rating: D
Council Tax Band: C**

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GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.

1ST FLOOR
842 sq.ft. (78.3 sq.m.) approx.

2ND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 2479 sq.ft. (230.3 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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- Substantial period end-of-terrace home just off the Headlands
- Five large double bedrooms and two reception rooms
- Kitchen opening into breakfast/sitting room – overall 26ft x 12ft
- Requires extensive refurbishment and offers a genuine blank canvas
- Ideal family home or potential HMO
- Short level walk to Kettering town centre, railway station, schools, shops and local amenities

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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