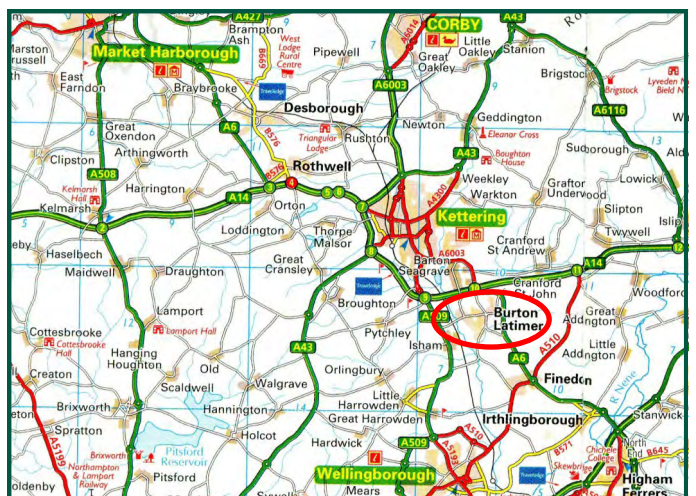




FINEDON STREET • BURTON LATIMER • NORTHAMPTONSHIRE • NN15 5SA

**A Former Working Men's Club with development potential, subject to Planning,
on a site of 0.34 acres.**

The property is presented for sale by private treaty



42 Headlands, Kettering, Northamptonshire, NN15 7HR

Tel: 01536 412464 Fax: 01536 482517

www.berrybros.com

Location

Kettering (4 miles), Wellingborough (6 miles)
Northampton (18 miles)

The site is located within an established residential area of Burton Latimer, on Finedon Street, and is a short walk from Burton Latimer's town centre.

Burton Latimer is located close to Junction 10 of the A14 (A1 – M1 link road), 4 miles from Kettering, which benefits from a mainline railway station to London St Pancras International (approx 55 minutes). The area also benefits from an excellent public transport service.

Burton Latimer is a fast-growing town with a busy centre and a range of major employers, including Weetabix, Alumasc and Morrison's. There are two primary schools, a library and a variety of restaurants, take-aways, shops, and a supermarket in the High Street.

The Property

The property is a two storey rendered brick property with concrete tile roof, and single storey extensions to the side and rear of the property.

The property comprises the following:

Ground Floor

Entrance Hall, with stairs up to first floor, and doorways through to:

Bar and Function Room (18.7m x 10.7m) with stairs down to cellar, and doorway through to emergency exit and WC's

Games Room (4.8m x 7.7m) and Skittle Ally (2.73m x 7.6m)

From Games Room, hallway through to boiler room (3m x 3.3m) and second doorway through to bar area.

Secondary Entrance with Hallway and stairs up to:

First Floor Flat

Kitchen (2.6m x 3.6m)

Sitting Room (3.7m x 3.8m)

Master Bedroom (3.8m x 3.8m)

Bathroom (1.7m x 2.6m)

Bedroom 2 (3.9m x 2.6m)

From Front Entrance

Stairs up to Committee Room (4.6m x 6.5m) and adjoining office room (4.6m x 2.4m)

Outside

Rear Yard area with brick shed, and car park extending to 0.164 acres.



Services

All mains services are believed to be to the property

Planning

The property sits within the conservation area of Burton Latimer. The property has been used as a social club, and therefore we believe is classed as having an A4 use under the use classes order. The site does have re-development potential, subject to gaining the necessary planning consents.

Local Authority

Kettering Borough Council, Municipal Offices,
Bowling Green Road, Kettering,
Northamptonshire, NN15 7QX
Telephone: 01536 410 333
Online: www.kettering.gov.uk

Directions

At the roundabout of junction 10 of the A14, take the 3rd exit on to Kettering Road heading to Burton Latimer. Go through 1 roundabout. Continue onto High Street for 0.3 miles. Take a slight right at Finedon Road and then take the 2nd right on to Finedon Street. The property will be on the right after 120m.

Viewing

Strictly by appointment with the agents

EPC Chart.....to follow

Our Ref KA6945

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