



1 Pagent Court, Kettering NN15 6GR

Asking Price £365,000

Tenure: Freehold
Energy Rating: C

A spacious 4 bedroom detached house occupying a corner plot with level drive offering off road parking for 2 cars side by side leading to a part integral double garage that offers great scope to create further accommodation subject to any necessary consents. The property is just a short walk from the amenities of the Leisure Village including the lakeside path. Bishop Stopford School and the golf club are less than half a mile walk. The town centre and railway station are just over a mile. The property offers an en suite shower room, good sized utility room, separate lounge and dining room, good sized kitchen/breakfast room, conservatory, cloakroom/wc, part boarded loft space, solar panels, gas central heating and PVC double glazing. NO CHAIN.

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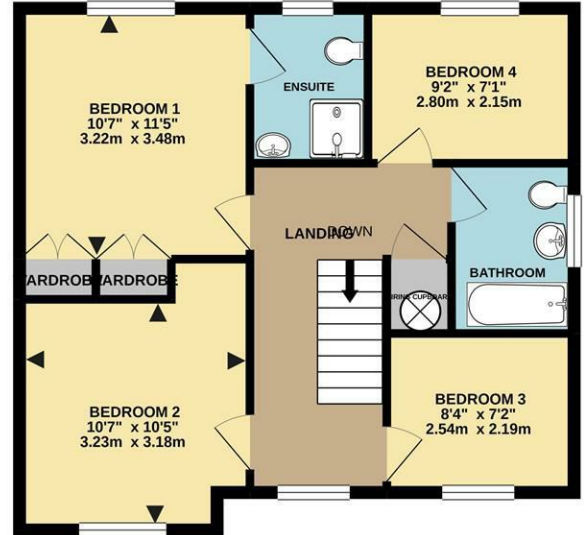
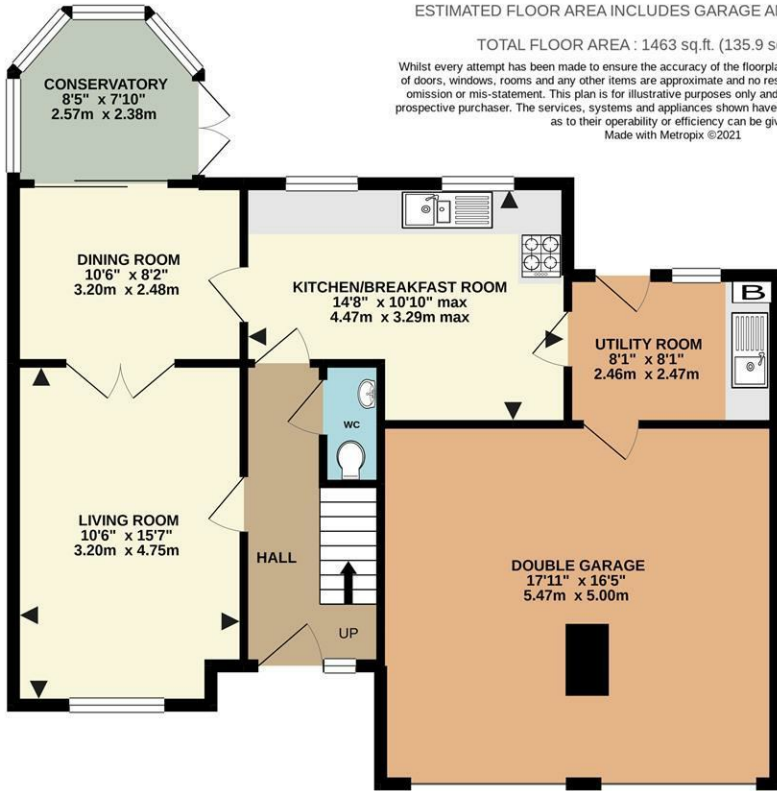
GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

ESTIMATED FLOOR AREA INCLUDES GARAGE AND CONSERVATORY

TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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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1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



- Close to Leisure Village amenities and lakeside walk
- Corner plot, off road parking, double garage
- Gas central heating - new boiler 2020
- PVC double glazing, solar voltaic panels
- Potential to create annex subject to any necessary consents
- Station and town centre just over a mile
- Highly sought after area. No Chain

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	83
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		75	79
England & Wales			



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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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