



## 1 Ledbury Road, Barton Seagrave, Kettering NN15 6UP

Asking Price £295,000

Tenure: Freehold  
Energy Rating: D

A 4 bedroom semi detached house that has been spaciouly extended on the ground floor to provide extra living space and a superb large bedroom with en suite shower. The large corner plot offers further potential to extend subject to any necessary consents offering opportunity to create a completely separate annex if needed. The ground floor layout offers plenty of space for a larger family to spread out. There is gas fired radiator central heating from a modern boiler and PVC double glazing. On the first floor there are 3 bedrooms and a modern shower room. To the front there is good off road parking and a garage sits to the side of the house. The property is located in a very sought after area with schools, Wicksteed Park and a local shop nearby. Kettering town centre is just over 3 miles away with mainline railway station offering regular services to London St Pancras of around one hour.

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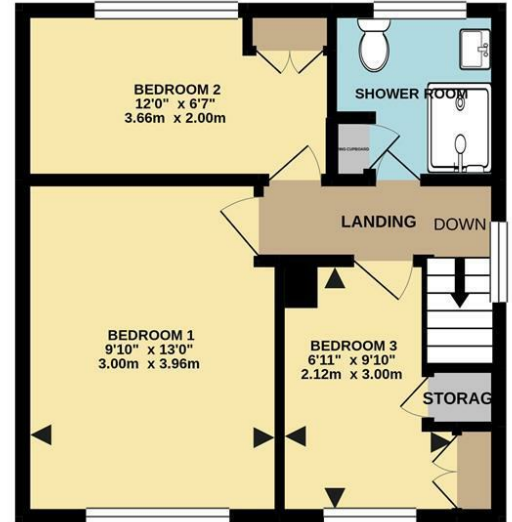
GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



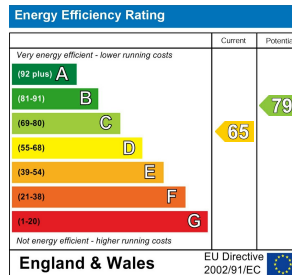
TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.

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  
364 sq.ft. (33.8 sq.m.) approx.



- Large GROUND FLOOR BEDROOM with en suite shower. Potential to create separate annex
- Vastly extended ground floor offering space to spread out
- Generous corner plot offers further potential to extend
- Garage and off road parking
- Gas central heating and PVC double glazing
- Highly sought after location



2 Silver Street, Kettering,  
Northamptonshire, NN16 0BN  
Tel: 01536 312 600

sales@lucasestateagents.co.uk

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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