



2 Westhill Close, Kettering NN15 7LD

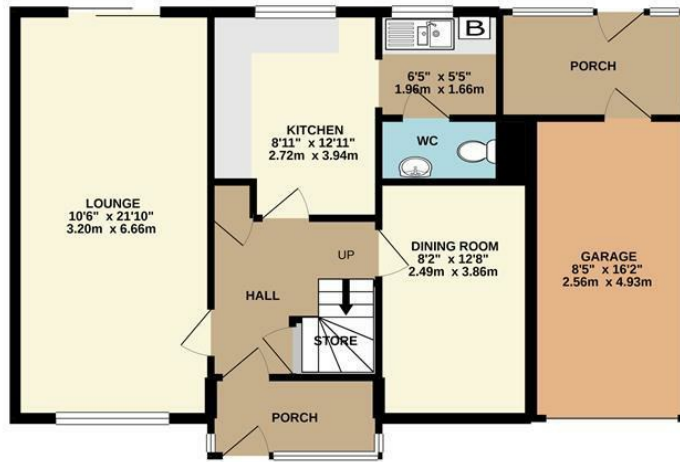
Guide Price £350,000

Tenure: Freehold
Energy Rating: E

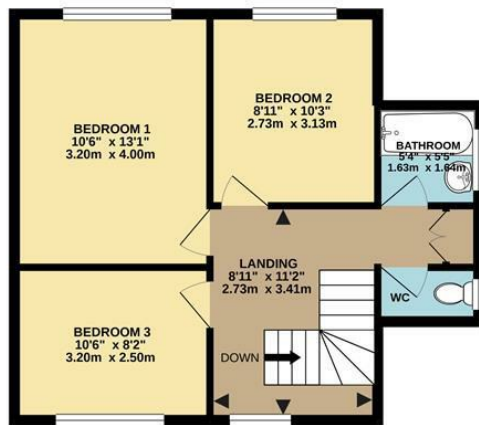
A 3 bedroom detached house in a choice location just off Northampton Road offering massive further potential. This one owner home built by Adkins & Shaw around 1960 occupies a large plot around 170 feet deep and over 52 feet wide and affords considerable opportunity to extend subject to any necessary permissions. The property is in need of some updating but with double glazing and gas central heating it is a perfectly comfortable home. The location is highly sought after being around a half mile walk from the town centre, Kettering General Hospital, local shop, pub and junction 8 of the A14 and A43 as well as the mainline railway station with frequent services of around one hour to London St Pancras International. Detached houses in this area do not come onto the market very often so we recommend viewing at the earliest opportunity. NO CHAIN. Residents parking area so please park on the drive.

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GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



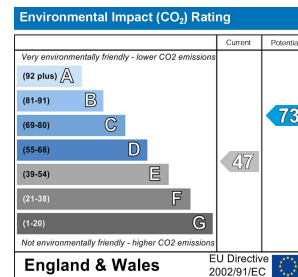
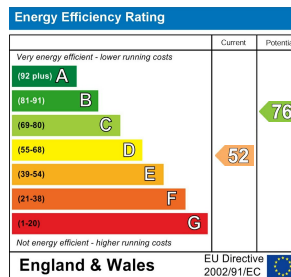
1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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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- Choice location half mile walk from station and town centre
- 2 separate reception rooms, ground floor wc
- Spacious hall and landing, bathroom and separate WC
- 3 good sized bedrooms, gas central heating and double glazing
- Garage and off road parking. Permit Parking Area
- Large plot offering huge further potential



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
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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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