

34 Cowper Street, Kettering NN16 9QY

£315,000



34 Cowper Street Kettering



© Lucas Sales & Lettings



34 Cowper Street Kettering



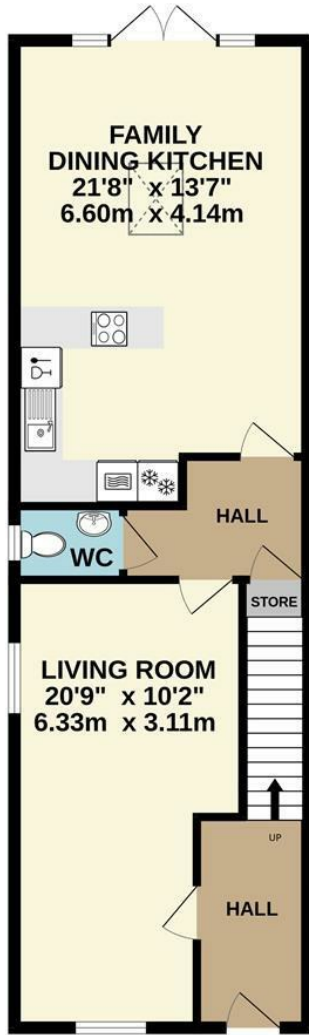
34 Cowper Street Kettering

Calling all homemakers! Looking for a spacious, stylish, and energy-efficient new home? Look no further than Number 36 Cowper Street, one of four exclusive homes in a new development by Britannia Homes. This carefully designed home offers spacious rooms spread over three floors. Cook up a storm in the stunning family-sized kitchen, kitted out with an extensive range of integrated appliances and glistening Quartz worktops. The ground floor also hosts a cosy sitting room and handy cloakroom. Ascend to find three generously-sized double bedrooms, a private en suite, and a family bathroom. Rest easy knowing these homes come with a Build Zone 10-year warranty. These new homes are designed to be energy efficient, with an air source heat pump and underfloor heating to the ground floor. They also have extra deep insulated walls and uPVC double glazing, making them warm and comfortable all year round. And if that's not enough, there's also off-road parking to the front and a large enclosed garden to the rear around 90 feet (27m) deep so you can enjoy al fresco dining on the patio or relax in the gravelled sitting area. With Britannia Homes attention to detail and finish backed by a Build Zone 10-year warranty, you can be sure that this home is built to last. So what are you waiting for? Come and view and see for yourself just how spacious and special these well designed homes really are. Limited availability - act now! EPC rating to be confirmed when build complete.

**Tenure: Freehold**  
**Energy Rating: B**  
**Council Tax Band: New Build**

**LUCAS**  
SALES & LETTINGS



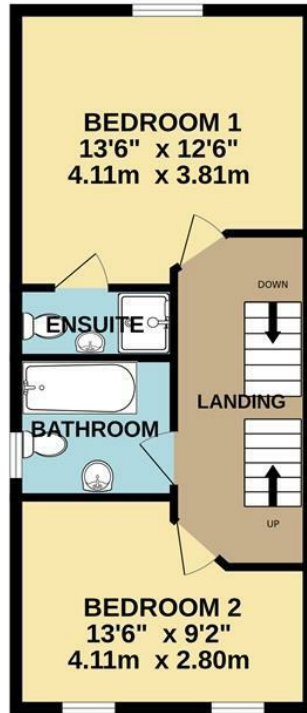


GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.

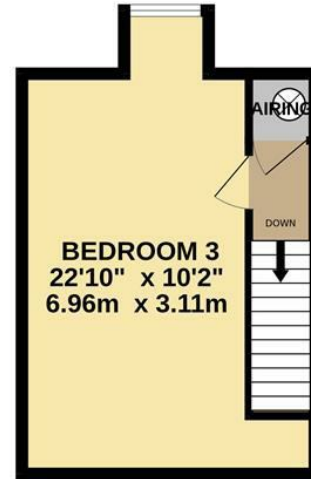
TOTAL FLOOR AREA: 1357 sq.ft. (126.0 sq.m.) approx.

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.  
Made with Metropix ©2023

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



- Quality new build by local firm Britannia Homes complete with Build Zone 10 year warranty
- Spacious rooms spread over 3 floors including 3 generous sized bedrooms
- Air source heat pump, under floor heating downstairs and radiators upstairs
- PVC double glazing and deep cavity walls packed with insulation - EPC available when build complete
- Fabulous fitted family kitchen with many appliances and quartz work tops
- Ceramic hob, integrated fridge freezer, oven, microwave, dishwasher, washing machine
- Off road parking to front, extra large enclosed garden to rear



34 Cowper Street Kettering



34 Cowper Street Kettering



34 Cowper Street Kettering

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

**LUCAS**  
SALES & LETTINGS