



**Larger than
many 3 bed
semi houses**

Off road parking

**Delightful rear
garden**

**Spacious rooms
over 2 floors**

**Share of freehold
Non estate**

**South facing
views across
playing field**



32 Lewis Road, Kettering NN15 6HE

Asking Price £235,000

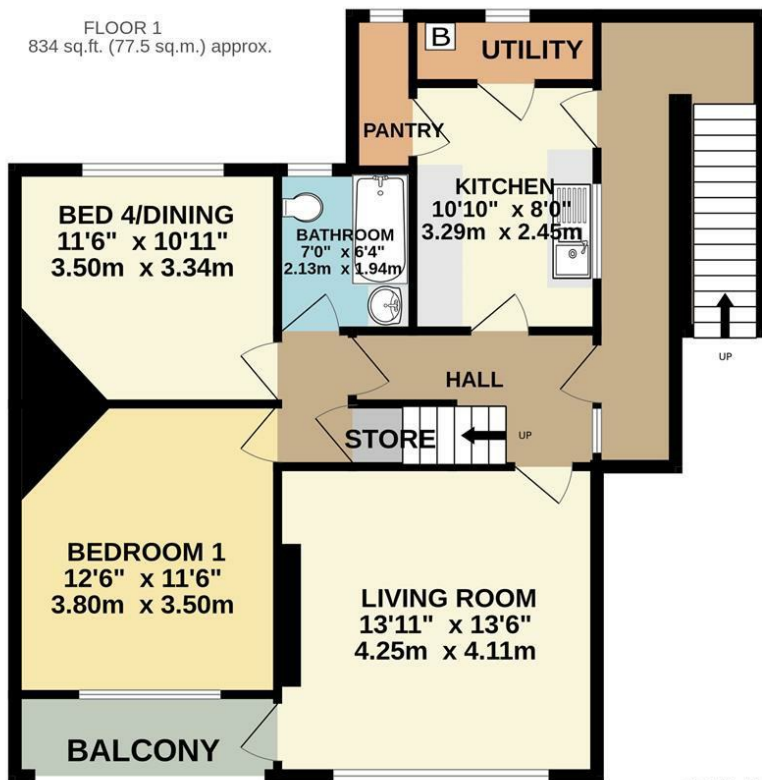
Are you in search of an affordable, spacious home with a wonderful southern view, convenient off-road parking, and a charming rear garden? Your search ends here with this 3/4 bedroom apartment spanning two floors, boasting plenty of character. In addition to the delightful rear garden, the living room opens up to a fantastic south-facing balcony with views of school playing fields. This distinctive property is a must-see to truly grasp its size – it surpasses the typical 3-bedroom semi-detached house. Located on the south side of Kettering, Lewis Road is just a short stroll from Wicksteed Park and approximately 1 mile from Kettering town centre and the railway station.

This property is on a long-term lease that started on March 1, 2000, and lasts for 999 years. The ownership of the land is held by a company called Interma Limited (Company number: 03928507). The people who own the properties at 30 and 32 Lewis Road in Kettering are also shareholders in Interma Ltd, giving them direct control over decisions about the building's maintenance, obligations outlined in the leases, and the building's insurance. There's no ground rent to pay. When the property is sold, the new owner will take over the seller's share of Interma Limited. If you have questions about ownership details, feel free to contact the agents for more information.

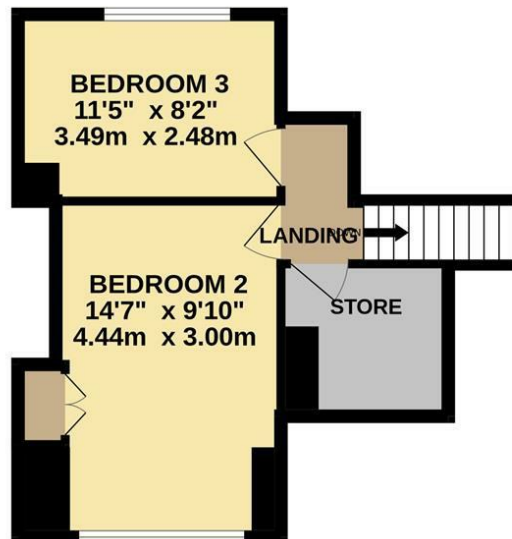
**Tenure: Leasehold
Energy Rating: D
Council Tax Band: C**

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FLOOR 1
834 sq.ft. (77.5 sq.m.) approx.



FLOOR 2
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.2 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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- 4 bedrooms - 2 on each floor or is that 3 bedrooms and 2 reception rooms - it's just so flexible
- Larger than a typical 3 bed semi and full of character features - but the price offers fantastic value, especially if you need 4 bedrooms
- VERY LONG Lease and share of FREEHOLD - it's on a 999 year lease from 2000 and you will own a share of the freehold
- Gas central heating, one allocated parking space, residents parking area, garden, south facing balcony
- Views over school playing fields to the south - the balcony is a sun trap
- Close to Wicksteed Park, station and town centre 1 mile, Junction 9 A14 with A509 only 1.25 miles

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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