



## 135 Barton Road, Kettering NN15 6RT £475,000

A wonderful family home set on a large plot having ample off road parking and detached DOUBLE GARAGE (5.95x5.39mtr). This property offers extensive and versatile ground floor accommodation having been extended to create a super family kitchen/sitting and dining room that overlooks the large garden. In addition to this you will see on the floorplan that there is a separate lounge and dining room (possibly bedroom 4). To the first floor you will find the master bedroom with en-suite and two further good size bedrooms and the family bath/shower room.. The property benefits from a fitted kitchen with built in appliances, gas central heating and double glazing. There is a large rear garden that offers a substantial lawn, patio and a great summer house that has power and lighting- ideal for those summer parties!. The double garage is fantastic as half has a tiled floor just ready for the classic car or motorbike and the other half ideal as workshop/storage or an additional car. This garage would also make a fantastic gym or studio having ample parking to the front.

Located in a desirable area close to many facilities to include schools and shops. There is easy access to the A14 and Kettering train station. Viewing essential.

**Tenure: Freehold**  
**Energy Rating: C**  
**Council Tax Band: E**

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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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- Wonderful Family Home
- Large Garden
- Double Garage And Ample Parking
- Versatile Extended Accomodation
- Sought After Location
- Three/Four Bedroom
- Gas Central Heating
- Beautiful Fitted Kitchen/Family Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	79
	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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