



23 Queens Road, Wilbarston LE16 8QJ Offers In Excess Of £315,000

Situated on the outskirts of the picturesque village of Wilbarston is this extended three bedroom semi detached house. Its rural position is perfect for family living with a primary school, shop, large play park and friendly local pub all within 5 minutes walk. The house is entered into a reception hall with space for shoes and coats and leads through to the kitchen/diner which is over 18ft long. The newly fitted kitchen features plenty of storage with space for a range cooker. The lounge is airy and light featuring a wood burning stove and large bay window. Off the kitchen is an internal hallway which leads to the downstairs wc/storage room and utility room with space for washer and separate dryer also having a secondary sink. At the side of the house through another inner hallway you will find three separate rooms which have versatile usage. The current owners use them as an office, playroom and music room. Upstairs there is a newly fitted four piece bathroom and 3 large bedrooms, two of which feature built in wardrobes. The generous garden also has a vegetable patch and many different fruit trees. There is parking for 1 or 2 cars at the front but also plenty of on road parking available. The house could easily be extended on the side and back subject to planning approval. If you would like to view this very individual property please call 01536 212 701.

Tenure: Freehold
Energy Rating: D
Council Tax Band: C

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GROUND FLOOR
1476 sq.ft. (137.1 sq.m.) approx.

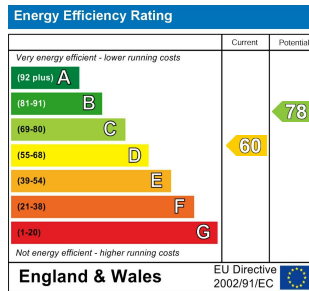


TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

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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- Large Extended Ground floor
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Large Rear Garden
- Parking for 2 cars



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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