



Welcome Home to Your Perfect Family Retreat!

This larger than average semi-detached house beckons with charm and functionality, ideal for your growing family. Step into a world of comfort and style as you explore this beautifully presented home. There are three generously sized double bedrooms, each with fitted wardrobes, this super home offers a great layout and proportions ensuring both practicality and comfort. There is an spacious PVC double glazed conservatory, complete with underfloor heating. Modern convenience meets elegance with the inclusion of a ground floor shower room/WC and a sleek bathroom featuring a luxurious shower bath. At the heart of this home lies in its modern fitted kitchen, with wood block working surfaces and underfloor heating. The double aspect living room seamlessly connects to the conservatory through bifold doors. Situated on a wider than average plot, this property offers rare convenience with ample parking space a wide drive where you can actually open your car doors and a garage, ensuring hassle-free living for you and your family.

Conveniently located near the corner of Ise Road, this home offers easy access to shops, schools, and recreational amenities such as Wicksteed Park and the Ise Valley green belt. Don't miss the opportunity to make this gem your own! Come and experience the charm and potential of this fine property firsthand—your dream family home awaits. Schedule your viewing today!

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

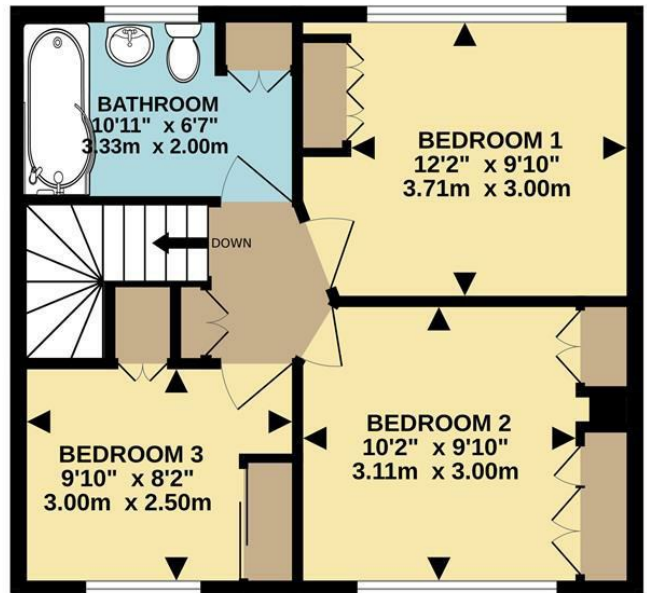
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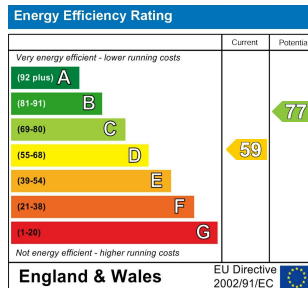
TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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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1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



- Larger than average 3 bed semi detached with great potential to extend
- 3 double bedrooms with fitted wardrobes, spacious modern bathroom with shower bath
- Modern GROUND FLOOR shower room/wc, spacious hall, Double aspect living room
- Generous size conservatory and modern fitted kitchen, both with underfloor heating
- Gas central heating, PVC double glazing, bifold doors to conservatory with low threshold seamlessly linking the living room through to the garden
- Sought after location close to shops, schools, Wicksteed Park and Ise Valley green belt



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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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