



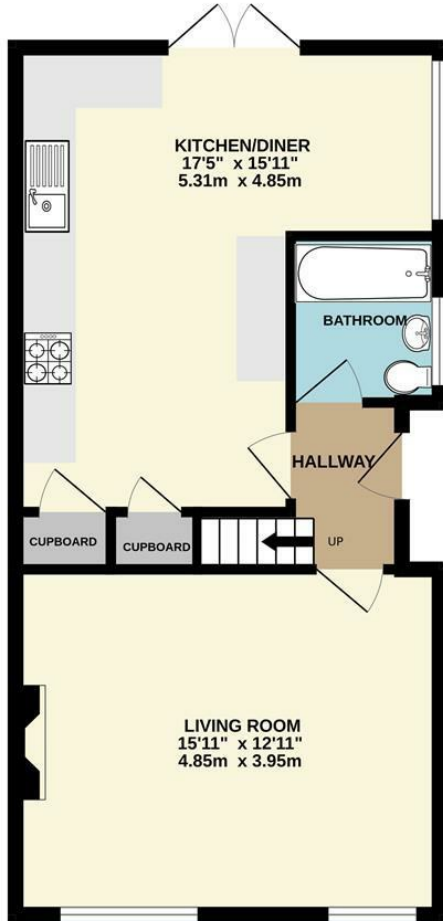
7 St. Oswalds Close, Kettering NN15 5HZ
£230,000

A "Drury" built three bedroom semi detached home having been EXTENDED across the rear to create a super family kitchen/dining room. offered for sale with NO UPWARD CHAIN. Further benefits from gas central heating, double glazing and enclosed rear garden. Briefly comprising porch, hall, lounge, kitchen/dining room, bathroom/wc, landing and three bedrooms to the first floor. The main bedroom has its own wc. Located on the popular "Ise Lodge" close to many facilities to include schools, shops, open greenbelt and of course Wicksteed Park is a short distance away. Viewing recommended.

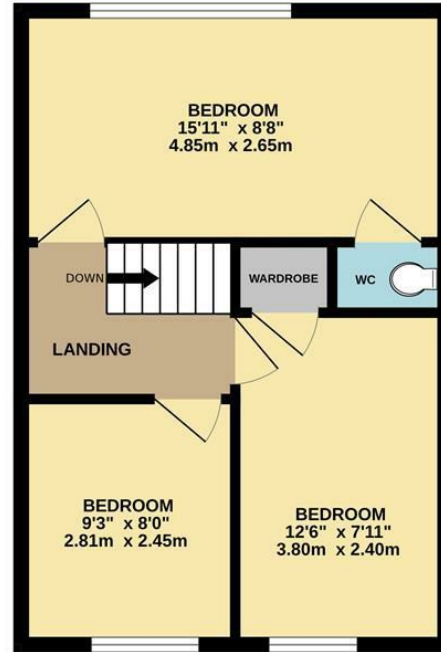
Tenure: Freehold
Energy Rating: C
Council Tax Band: B

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GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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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- Extended Family Home
- Great Location
- Modern Kitchen
- Gas Central Heating
- Double Glazed
- Driveway
- Enclosed Rear Garden
- No Upward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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