



22 St. Josephs Close, Kettering NN15 5DY Offers Over £220,000

A 2 bedroom semi detached bungalow with gardens laid out for easy keeping. The property has well proportioned rooms including a kitchen large enough to accommodate a table and chairs. The spacious living room opens into a west facing PVC double glazed conservatory overlooking the rear garden. The two double bedrooms have good built in wardrobe storage space and there is also a large storage cupboard in the hall. There is gas central heating and PVC double glazing. To the rear of the property there is a brick garage. The property is located in a highly sought after residential area just off Warkton Lane and within a few minutes walk of a shop and take aways in St Stephens Road. Bus services pass along Deeble Road and within the Ise Lodge area there is a community centre, church, doctors and dentist. There are more shops and a really good cafe in St Johns Road. Don't delay, come and see this property and get the 'feel' for the excellent location and surrounding area. Call Lucas now and arrange for us to show you round.

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

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TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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- Sought after residential area just off Warkton Lane
- Gardens laid out for ease of keeping, west facing to rear
- Off road parking, brick garage, external gas and electric meters
- PVC double glazing, gas central heating, PVC double glazed conservatory
- Spacious lounge and kitchen large enough for a table and chairs
- Local shop and post office, take aways, hairdressers just 6 minutes walk away in St Stephens Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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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