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81 Broadway, Kettering NN15 6DF £260,000

This impressive town house blends modern finishes with period features in an eclectic and charming manner to create a really spacious family home with generous sized enclosed south facing rear garden and located in a sought after area within a few minutes' walk of the railway station and the heritage area of the town centre. There are local shops and schools close by. The accommodation has been extended, including a fine loft conversion providing a superb en suite bedroom. The spacious ground floor offers great living space; there is a cellar that is useful for storage. The first floor provides a bathroom with large walk in shower as well as a bath and separate toilet. There are also two double bedrooms and a single bedroom/study.

If you are looking for a spacious family home, packed with character and in a convenient location this delightful home is well worth viewing.

**Tenure: Freehold
Energy Rating: D
Council Tax Band: B**

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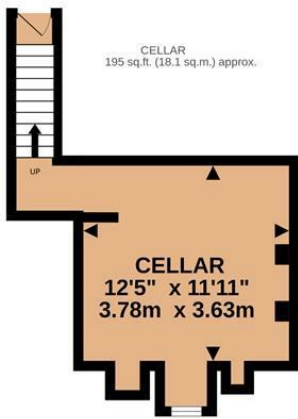


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GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



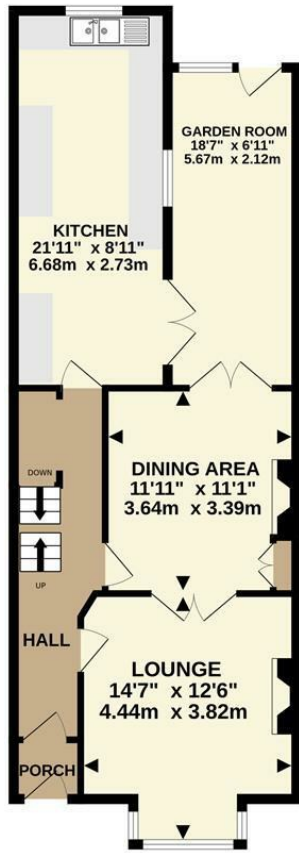
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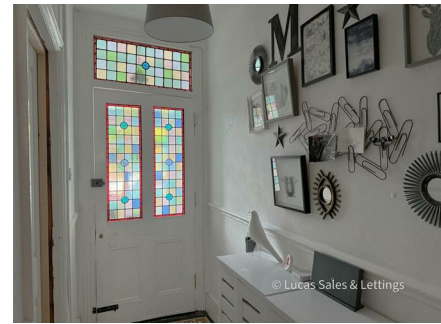
TOTAL FLOOR AREA : 1760 sq.ft. (163.6 sq.m.) approx.

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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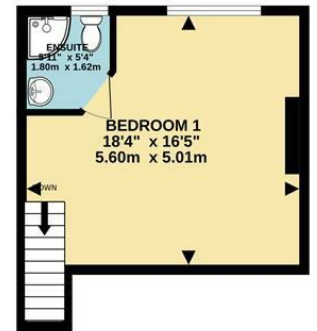


1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



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2ND FLOOR
252 sq.ft. (23.5 sq.m.) approx.



- Gas central heating, part double glazed
- Generous enclosed south facing garden with artificial lawn so no mowing!
- Convenient location just a few minutes walk to station and town centre
- Local shops and schools nearby
- Useful cellar and 3 floors of spacious accommodation - perfect for a family
- En suite to main bedroom, family bathroom with walk in shower, separate wc

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		
	59	79
	EU Directive 2002/91/EC	
	England & Wales	



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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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