

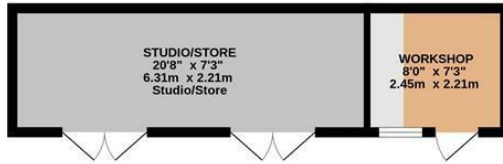


25 Cottesmore Avenue, Kettering NN15 6QU £415,000

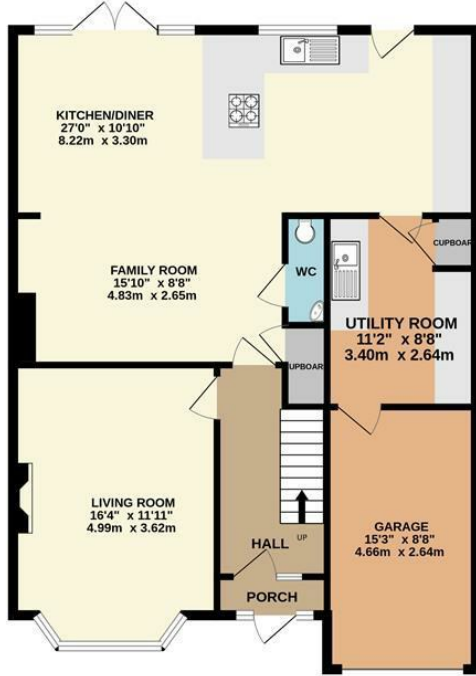
A wonderful four bedroom extended family home located in this most sought after area and set on a large plot. The current owner has extended and updated this property throughout to create the ultimate family accommodation that has a fantastic open plan kitchen/sitting dining room overlooking the garden. The luxury kitchen is well appointed complete with built in appliance, Other benefits include gas central heating, double glazing, modern sanitary ware and recently redecorated. Accommodation offers porch, hall, lounge, open plan kitchen/dining/sitting room, utility, wc, landing, four bedrooms, en suite and bathroom/wc. There is off road parking to the front and garage. To the rear is a large enclosed garden with full width patio and a really versatile studio/store/workshop set at the foot of the garden. Located for easy access to many facilities to include schools, shops and bus routes. The A14 is within easy reach and there is main line connection to London St Pancras from nearby Kettering Station. Viewing essential

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

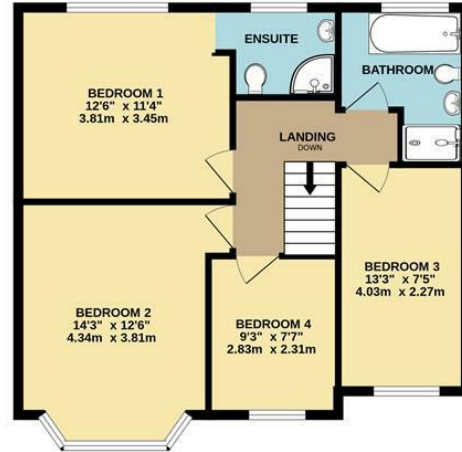
LUCAS
SALES & LETTINGS



GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1785 sq.ft. (165.8 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.
Made with Metropix ©2024

- Large Extended Family Home
- Wonderful Plot With Workshop/Studio
- Four Bedrooms
- Luxury Fitted Kitchen/Family Room
- Gas Central Heating
- Double Glazed
- Immaculate throughout
- Sought After Location
- 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		71	81
		EU Directive 2002/91/EC	



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

LUCAS
SALES & LETTINGS