



## 297 Bath Road, Kettering NN16 9LP

Asking Price £280,000

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

Discover this extensively extended four-bedroom detached home, perfectly situated on a corner plot with a return frontage to Byron Road. The property has gardens partly enclosed by a substantial brick wall and a large garage with additional parking in front. Offering significant potential, this home is a must-see to be fully appreciated.

The ground floor features a spacious, light-filled reception room, a separate dining area, and a kitchen with a utility room. You will also find a ground-floor bathroom, toilet, and an additional shower. Upstairs, there are four bedrooms, one of which includes a shower cubicle, there is also a separate toilet accessed from the landing. The property has gas central heating and PVC double glazing. With no chain, early viewing is highly recommended to truly appreciate the potential this home offers. Call Lucas now to book your viewing!

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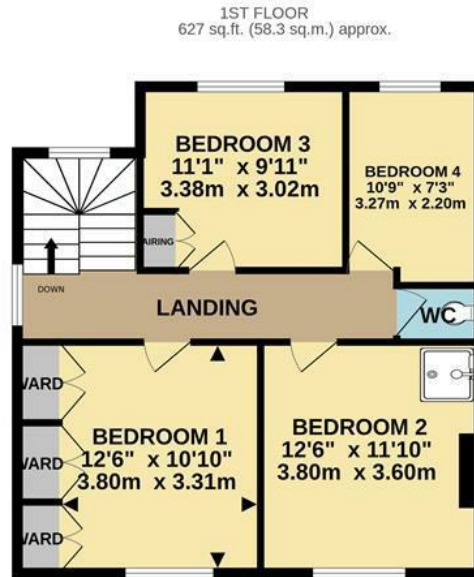
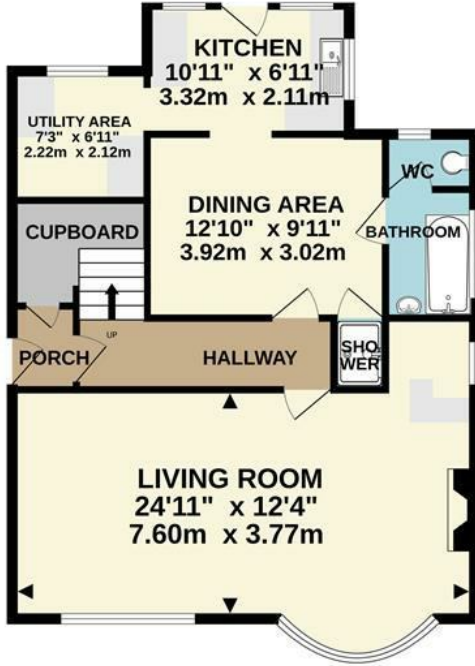


GROUND FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.

CORNER PLOT

TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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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1ST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.

- Spaciously extended 4 bedroom detached house
- Corner plot with parking for 2 cars and large garage
- The property offers further potential
- Ground floor bathroom with wc and separate wc to first floor
- Gas central heating and PVC double glazing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



2 Silver Street, Kettering,  
Northamptonshire, NN16 0BN  
Tel: 01536 312 600

sales@lucasstateagents.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

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