



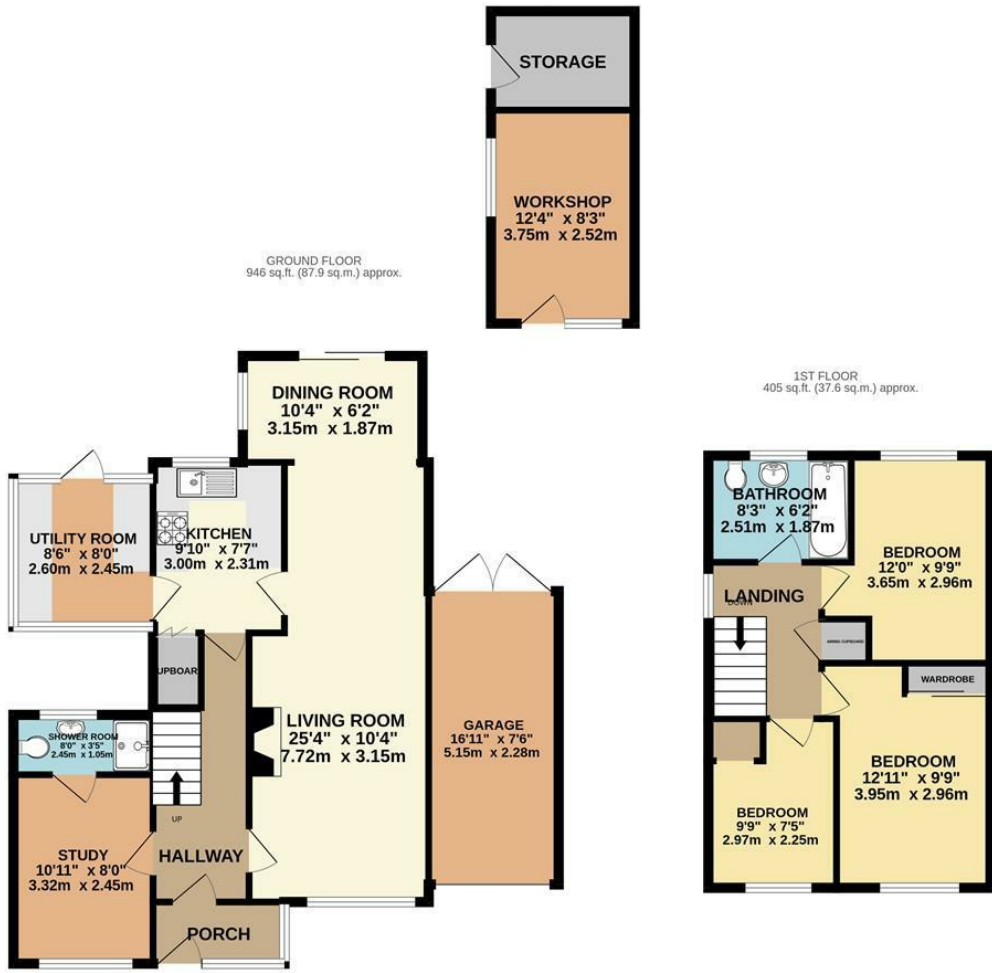
8 Bedford Close, Kettering NN15 6TQ

Asking Price £325,000

A superb three/four bedroom extended family home set on a wonderful plot with ample off road parking and garage. The property is offered for sale with no upward chain and benefits from gas central heating and double glazing. The versatile accommodation comprises porch, hall, lounge, garden room, kitchen, utility, sitting room/bedroom 4, shower/wc, landing, three further bedrooms and family bathroom. The large rear garden enjoys a good measure of privacy with a raised timber deck and has a useful store/workshop. The layout and plot could offer the opportunity to extend the accommodation further subject of course to planning. Located for ease of access to many facilities to include school, shops and bus routes. Also within easy reach of Kettering,

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

LUCAS
SALES & LETTINGS



GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.

TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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

- No Upward Chain
- Three/Four Bedroom Extended Detached House
- Lovely Large Garden
- Double Glazed
- Gas Central Heating
- Potential To Extend (subject to planning)
- Garage And Parking
- Great Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
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@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