

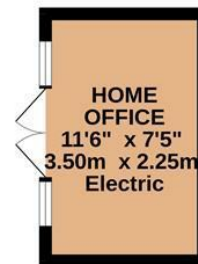
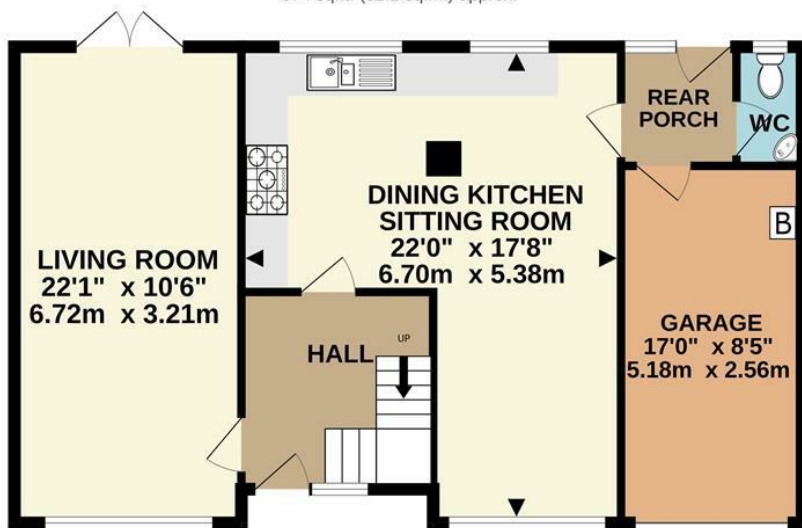
Discover this elegantly presented detached house, offering an abundance of space and light. Featuring three generous double bedrooms, this home also offers a spacious, modern, family dining kitchen with ample room for seating. The living room is double aspect, there is a spacious entrance hall with galleried landing, ground floor wc and rear porch providing covered access to the single garage. The bathroom features a walk in shower and whirlpool type bath. There is gas central heating and PVC double glazing. The property occupies a large plot with off road parking on the front for 2 cars on a smart resin bonded drive. To the side of the house there is about 9.2 metres of garden offering huge potential for further extension subject to planning consent. The whole plot is very generous providing a large rear garden which again has huge further potential given the highly desirable area. Located in the garden, complete with electric supply, is an insulated and double glazed, stylish home office, which could be used for a variety of purposes. The location is highly sought after being around a half mile walk from the town centre, Kettering General Hospital, local shop, pub and junction 8 of the A14 and A43 as well as the mainline railway station with frequent services of around one hour to London St Pancras International. There is a handy pedestrian 'cut through' leading from Westhill Close into Northampton Road. Detached houses in this area do not come onto the market very often so we recommend viewing at the earliest opportunity. Residents parking area.

**3 Westhill Close, Kettering
NN15 7LD
Asking Price £465,000**

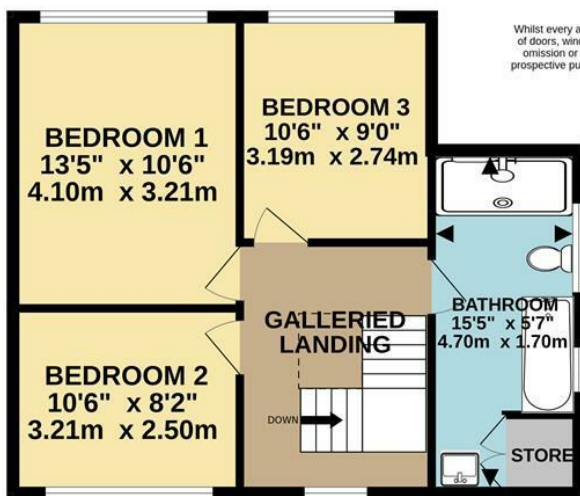
**Tenure: Freehold
Energy Rating:
Council Tax Band: D**

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GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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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- Highly sought after residential area close to the hospital and handy for the station
- Large corner plot with huge further potential subject to planning consent
- Beautifully presented, spacious and light accommodation
- 3 double bedrooms, modern bathroom with walk in shower
- Spacious family sitting, dining, kitchen, ground floor WC, covered access to garage
- Gas central heating, PVC double glazing, resin bonded drive for 2 cars
- Scope to create annex, large garden with modern, insulated home office complete with power

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		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

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