



## **46 Paradise Lane, Kettering NN15 6LX**

### **£350,000**

A wonderful Three bedroom semi detached house located in this very sought after area being close to many facilities to include Wicksteed Park, the Town Center and Kettering Train Station. This property is offered in immaculate condition having just been re decorated with new carpets and benefits from a luxury fitted kitchen with integrated appliances, luxury bathrooms, gas central heating and double glazed. The accommodation offers part open plan layout with a good size lounge/ kitchen/dining room and in brief comprises of hall, lounge/kitchen/dining room, shower/wc, landing, three bedrooms and bathroom/wc. There is ample off road parking and garage. To the rear you will find a large enclosed garden with raised timber deck to the immediate rear of the lounge.

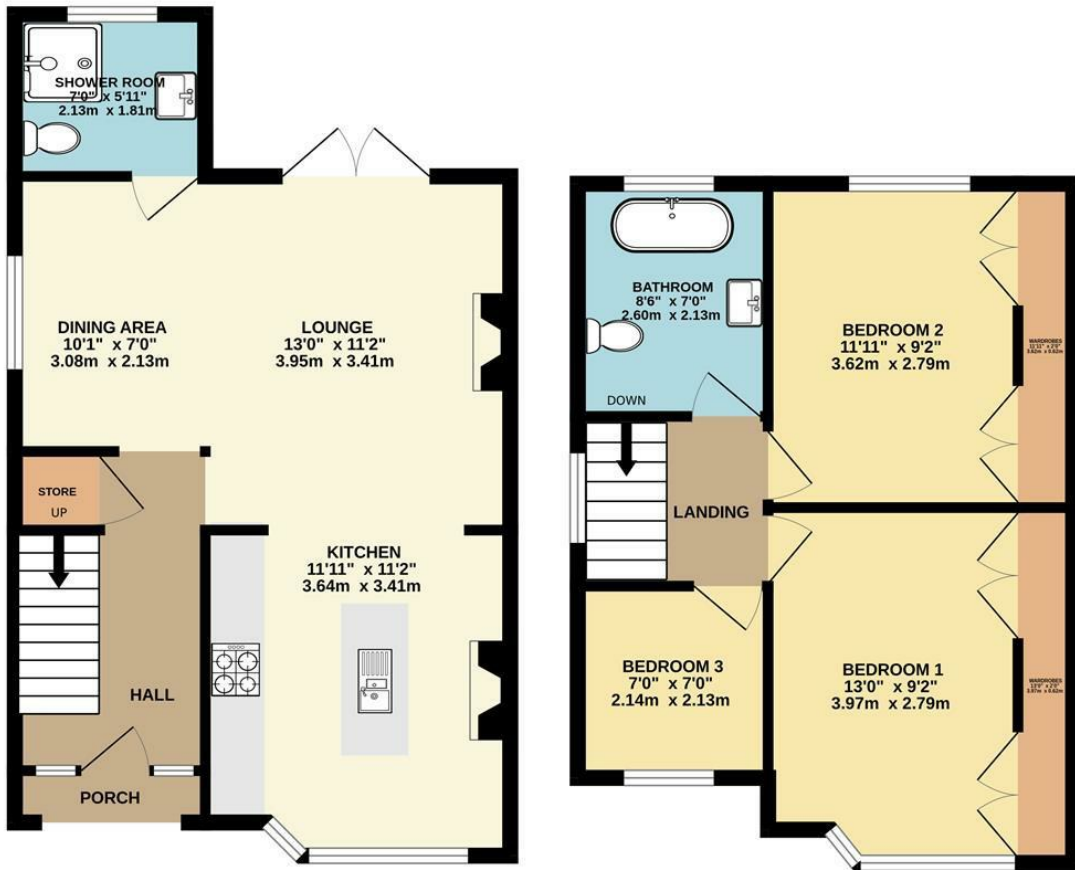
**Tenure: Freehold**  
**Energy Rating: D**  
**Council Tax Band:**

**LUCAS**  
SALES & LETTINGS



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

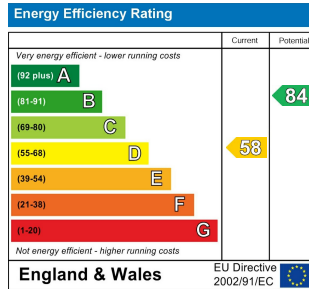
1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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- No Upward Chain
- Large Rear Garden
- Super Location
- Luxury Fitted Kitchen With Appliances
- Luxury Bathrooms
- Gas Central Heating
- Double Glazed
- Re Decorated And New Carpets



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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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