



47 Grafton Underwood, Kettering NN14 3AA Offers Over £300,000

Nestled amidst picturesque countryside, this charming red brick semi-detached cottage offers a haven of tranquillity and charm.

Step through the lovely porch and into a world of warmth and inviting ambiance, where a cozy lounge greets you with its inviting log burner and a delightful view across the long front garden and village scene. The modern kitchen and shower room, tastefully appointed, provide a seamless blend of modern convenience and timeless country charm.

Upstairs, three bedrooms offer country views. The elevated plot upon which the cottage sits grants a sense of privacy and serenity, further enhanced by the tranquil courtyard and lovely raised patio area overlooking fields. Immerse yourself in the idyllic surroundings of this unspoiled village that is mainly within a conservation area; this property exudes a timeless charm that is sure to captivate anyone seeking an escape from the hustle and bustle of urban and city life.

Just over five miles away lies Kettering town centre, offering a mainline railway station with frequent services to London St Pancras International. This convenient location provides the perfect balance of peaceful country living and easy access to essential amenities.

Viewing is essential to fully appreciate the tranquil setting, beautiful views, and captivating charm of this exceptional country cottage. Don't miss out on this opportunity to create your own idyllic haven in the heart of Northamptonshire.

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

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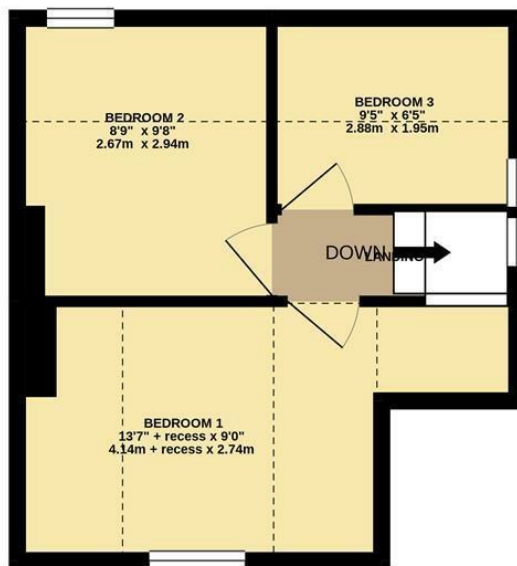
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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
288 sq.ft. (26.7 sq.m.) approx.



- Three Bedroom Character Cottage
- Wonderful Views
- Large Plot
- Oil Fired Central Heating
- Stove To The Lounge
- Charming Sought After Village
- Modern Kitchen And Shower Room

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	45	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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