



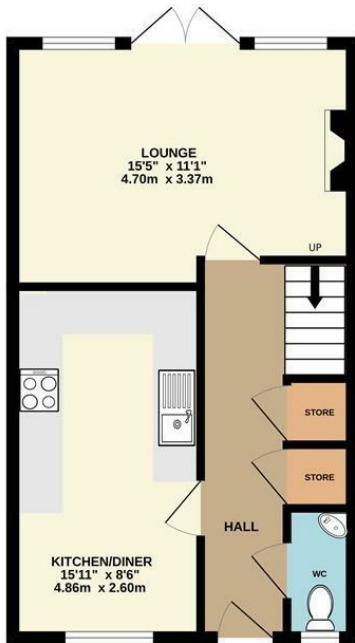
56 Manor Road, Kettering NN15 6WD
£325,000

A superb three story FOUR BEDROOM semi detached house located in this sought after area and set on a lovely plot with GARAGE and driveway to the side and an enclosed garden to the rear. The property is very well presented throughout and benefits from modern fitted kitchen with built in appliances, gas central heating and double glazing. The large accommodation offers hall, wc, lounge, kitchen/dining room, four bedrooms, En Suite and family bathroom. The large master suite is on the top floor having a good size on-suite. Located for ease of access to many facilities to include schools, shops, open countryside and of course Wicksteed Park. Kettering town center is a few minutes drive as is the train station. Viewing recommended

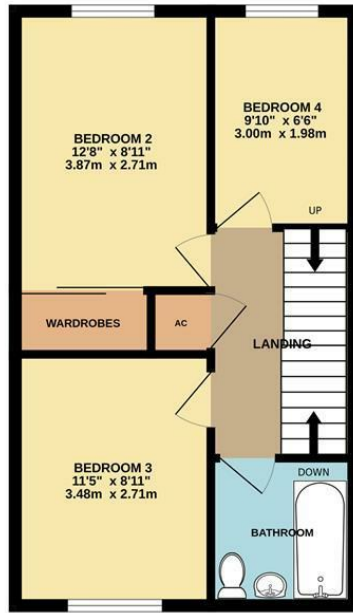
Tenure: Freehold
Energy Rating: B
Council Tax Band: D

LUCAS
SALES & LETTINGS

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

- Four Bedrooms
- Two Bathrooms
- Views
- Modern Kitchen With Built In Appliances
- Gas Central Heating
- Garage And Good Size Driveway
- Double Glazed

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		86	88
		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