



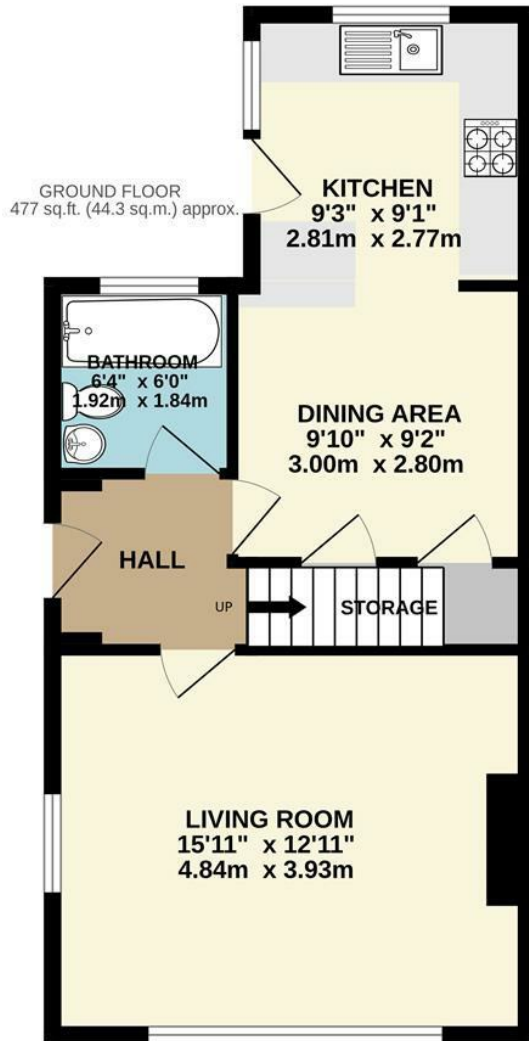
## 29 Ledbury Road, Barton Seagrave, Kettering NN15 6UP

Asking Price £240,000

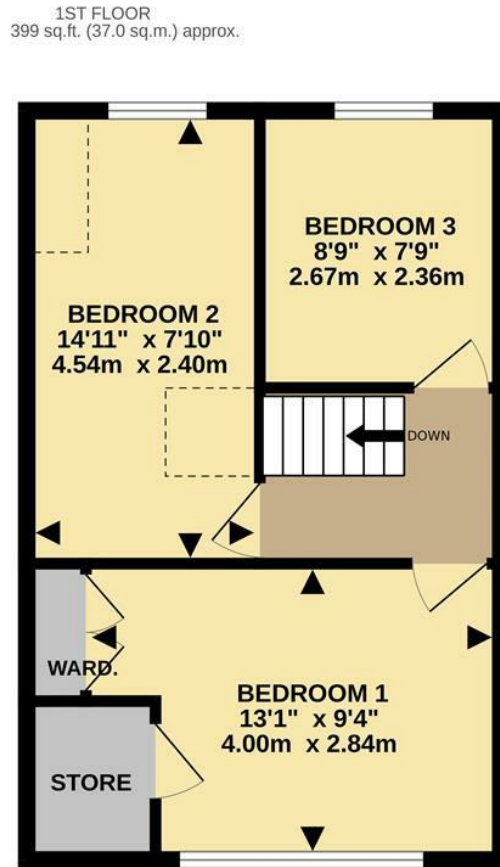
An extended 3 bedroom semi detached house offering 3 well proportioned bedrooms and a practical and spacious dining kitchen with modern units, appliances, and breakfast bar. There is a spacious living room to the front of the property and convenient ground floor bathroom/wc. The accommodation has gas fired radiator central heating and PVC double glazing. There are front and rear gardens. The rear of the property has a southerly aspect and is not overlooked from behind; the garden is enclosed and paved for easy keeping. There is off road parking on the drive and a garage with remote control door. Located in the highly sought after area of Barton Seagrave with all grades of schooling nearby and within walking distance of Wicksteed Park. Call Lucas today and arrange to see just what this super home has to offer.

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

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TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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- Extended to create a spacious dining kitchen
- Modern fitted kitchen with appliances and breakfast bar
- Off road parking to front, garage with remote control door to rear
- Front garden and enclosed rear garden, paved for easy keeping
- Not overlooked from behind. Southerly rear aspect
- Gas central heating and PVC double glazing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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