



## 15 Westhill Drive, Kettering NN15 7LG

Asking Price £415,000

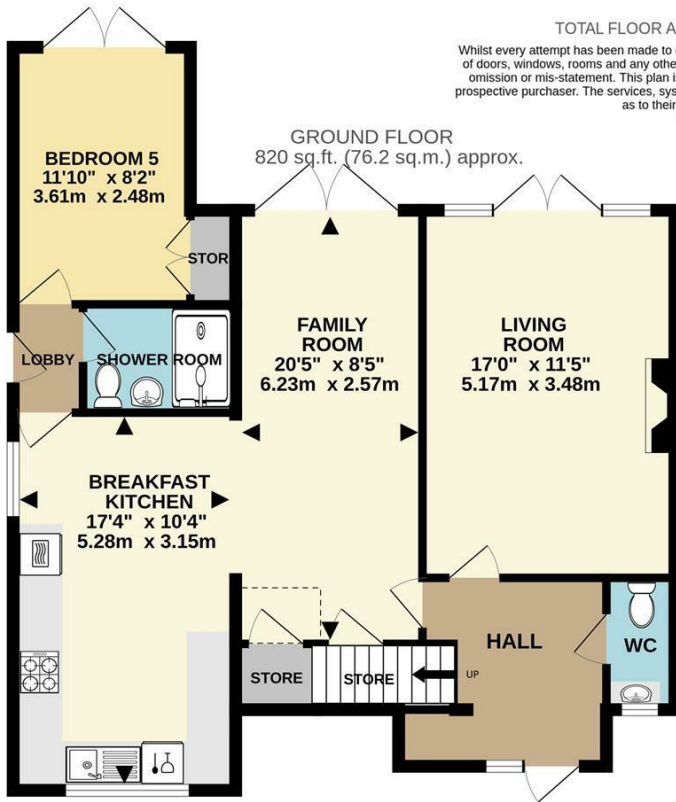
If you are looking for extensive family accommodation then this amazing semi detached house could be for you. It has been extended on both floors to provide exceptional space complete with comforts. The property is in a highly sought after residential area off Gipsy Lane within walking distance of the hospital, town centre and railway station. There is a large rear garden that is not directly overlooked from behind, good off road parking to the front and side where there is sufficient width to gain access to the rear with a vehicle if required.

The ground floor provides a bedroom with adjacent bathroom that can be independently accessed from the side door if required. There is a second ground floor wc off the main hall. The spacious modern fitted kitchen opens into a large dining room/sitting room and there is also a separate living room.

The first floor provides 4 double bedrooms, the main bedroom with walk through wardrobe to an en suite shower room. There is a modern family bathroom complete with shower bath. There is gas fired radiator central heating and PVC double glazing. Westhill Drive is a residents parking area only. The accommodation could easily be adapted to create a separate annex if required.

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

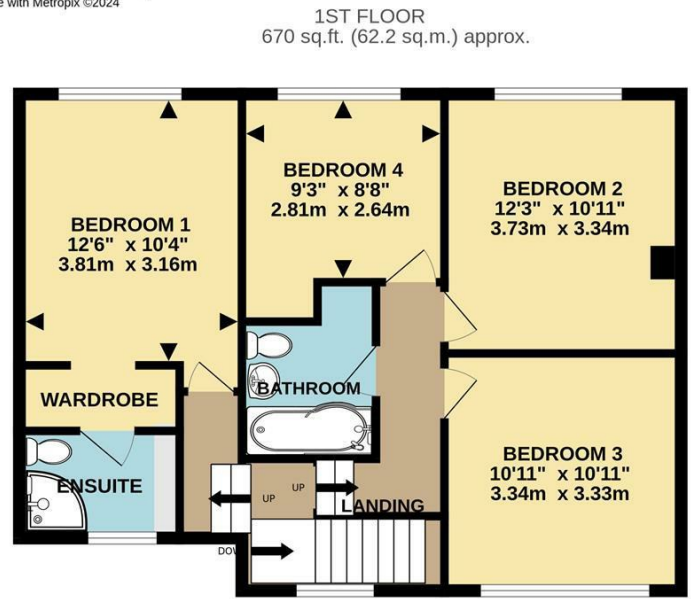
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TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.

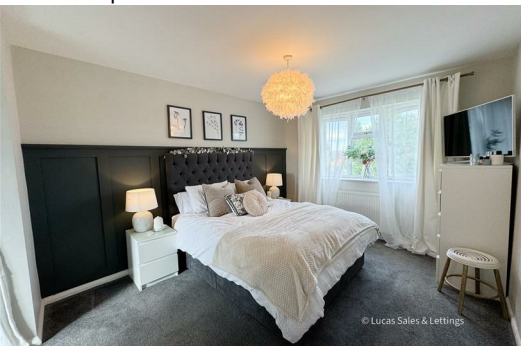
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- 5 double bedrooms, 3 bathrooms, 4 toilets, good off road parking
- Spacious modern fitted kitchen with appliances, 2 large receptions
- Includes ground floor bedroom with adjacent shower room - independent access from side
- Spacious main bedroom with walk through wardrobe to en suite shower
- Modern family bathroom with shower bath
- Long rear garden not directly overlooked from behind, potential garage space
- Scope to create self contained annex. Highly sought after area close to hospital

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		
	65	78
<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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