



## 124 Churchill Way, Burton Latimer, Kettering NN15 5RR

### Asking Price £235,000

Look at the potential that this 3 bedroom semi detached house offers. The property occupies a wide corner plot with return frontage to Trent Crescent where there is a drive not only giving access to a single garage but also the garden. If you have vehicles that require secure parking and if you want potential to extend then look no further. The accommodation needs some updating. There is PVC double glazing and gas fired warm air heating. The property is located in a sought after residential area within walking distance of the town centre and local primary schools. Early viewing is recommended in order to appreciate the full extent of the potential that this family home affords and the great location. Call Lucas now to book a viewing – no chain.

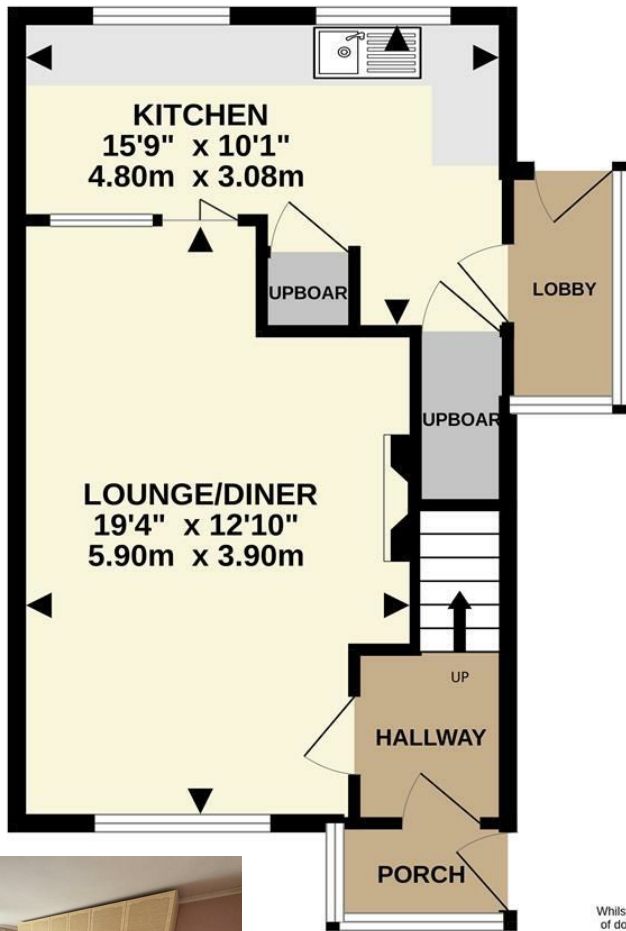
**Tenure: Freehold**  
**Energy Rating: D**  
**Council Tax Band: B**

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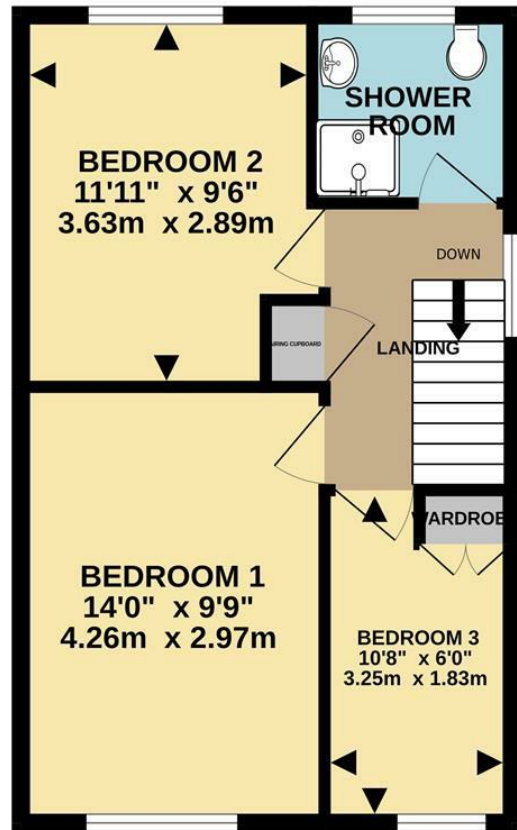
SALES & LETTINGS



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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- Wide corner plot with vehicular access to garden with secure parking
- Drive and single garage. Side garden 3.9m to 5 m wide
- Great potential to extend subject to any necessary consents
- Accommodation in need of some updating but offers bags of potential
- Gas fired warm air heating, PVC double glazing
- Sought after residential area within walking distance of town centre and schools

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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

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