



## 152 King Street, , Kettering NN16 8QR £310,000

Lucas Estate Agents are pleased to offer to the market this deceptively spacious 3 double bedroom bungalow with gated parking for 2 cars. Stepping foot into the 27ft long inner hallway you will find the 3 bedrooms and 2 large bathrooms. With the use of Jack and Jill doors, the bathrooms double up as ensembles to all bedrooms as well as standard family bathrooms. The master bedroom is large with space for king sized bed and plenty of room for wardrobes. The large ensuite bathroom comprises a corner bath with sink and toilet. The second bedroom is across the hallway and features a large ensuite with shower, sink and toilet. The third bedroom is currently used as another reception room but is a large size for a bedroom. The kitchen was fitted only 2 years ago and features modern open brick walls with lots of base and eye level units and an integrated dual sink with draining board. There is plenty of space for fridge/freezer and white goods and the kitchen has plumbing for a dishwasher. The rear reception room measures 729 sq ft and could easily be made into 2 separate rooms if needed. There is a central feature fireplace and sliding patio doors onto the garden. The garden is mainly flower beds and pots but has a central astroturf lawn. This property really does need to be seen to be believed. Please call the office for viewings.

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

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GROUND FLOOR  
1567 sq.ft. (145.6 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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- Deceptively Large Bungalow
- 3 Double Bedrooms
- Gated Parking For 2 Cars
- Newly Fitted Kitchen
- Large Rear Reception Room
- Partially Re-Glazed

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		
	69	79
<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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