



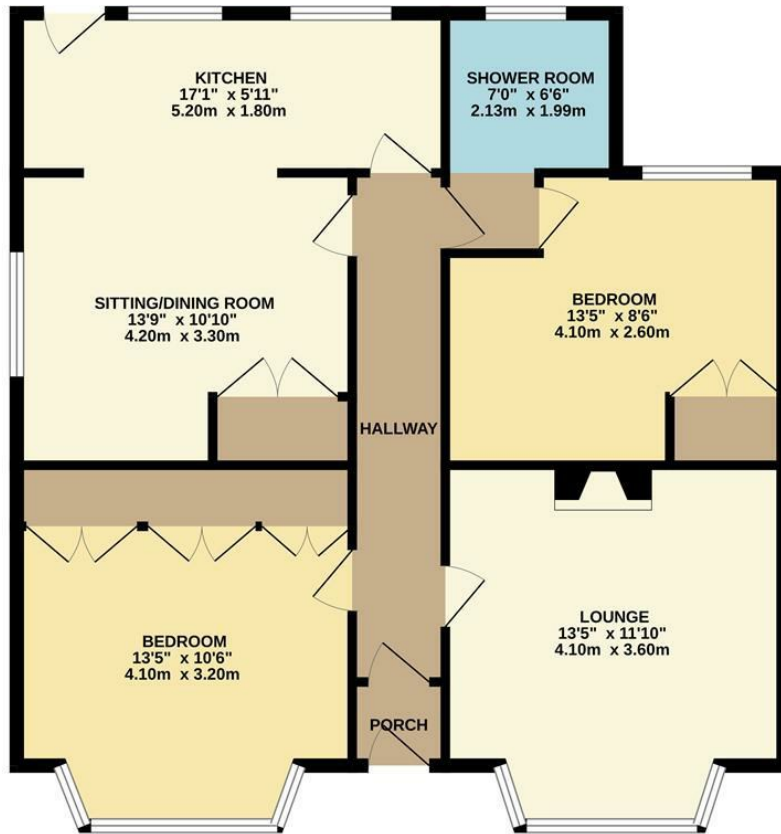
157 Neale Avenue, , Kettering NN16 9HG Offers Over £290,000

Situated on the north side of Kettering is this lovely 2/3 bedroom detached bungalow with parking for 3 cars and a detached single garage bought to the market with NO ONWARD CHAIN. The property has been recently converted with one of the bedrooms being turned into a useful and spacious dining area off the kitchen, this could easily be put back into a 3rd bedroom if needed. The 2 remaining bedrooms are both double in size with bedroom 1 having built in wardrobes across the entire width of the room and bedroom 2 having a built in cupboard. The front of the property boasts characterful bay windows which allow extra light and space into the lounge and bedroom 1. Also featured in the lounge is a gas fireplace and plenty of space for multiple sofas and general furniture. The shower room has been recently updated to a full wet room with shower, sink and toilet. The modern fitted kitchen has plenty of units and space for appliances and benefits from the extra space of the dining room. The large rear garden features a good sized patio outside the back door and then a large lawned area with many perennial trees and shrubs. Bus routes run from the end of Neale Avenue into Kettering town centre as well as the hospital and other amenities. Local shops are a short walk away and larger supermarkets are a 15 minute walk or short drive.

Tenure: Freehold
Energy Rating: E
Council Tax Band: C

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GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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- NO ONWARD CHAIN
- 2/3 Double Bedroom Bungalow
- Newly Updated Shower Wet Room
- Detached Garage and Parking for 3 Cars
- Large Rear Garden
- Newly Updated Kitchen/Dining Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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