



11 Larch Road, Kettering NN15 7BH

Asking Price £265,000

****Charming Semi-Detached House with Modern Comforts & Period Charm****

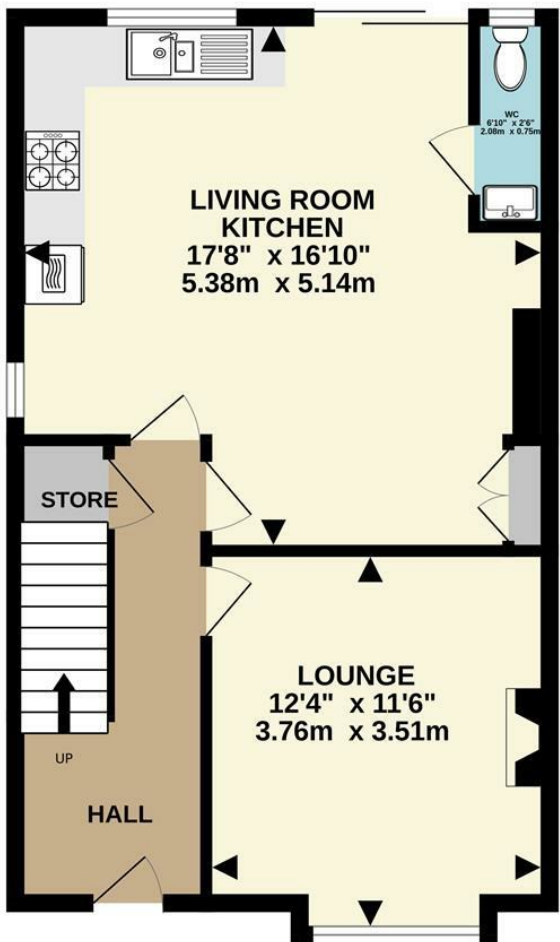
Nestled in a highly sought-after residential area off St Mary's Road, this beautifully presented 3-bedroom semi-detached house blends modern living with timeless period features. Thoughtfully extended, the home features a spacious sitting room/kitchen that opens up to the rear garden, creating an ideal space for relaxation and entertaining – complete with feature original built in cupboards reworked as astylish cocktail cabinet.

Conveniently located just a short stroll from the town centre and railway station, with Wicksteed Park less than a mile. This delightful home offers potential off-road parking and is perfect for those seeking both comfort and convenience. Additional features include gas central heating, double glazing, a ground floor WC, and a contemporary bathroom complete with a shower bath.

Early viewing is highly recommended—don't miss the opportunity to make this charming property your new home. **NO ONWARD CHAIN.**

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

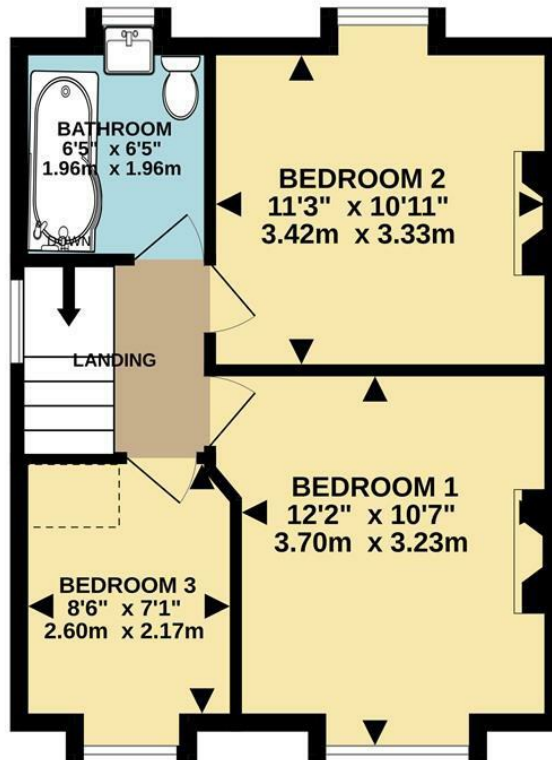
LUCAS
SALES & LETTINGS



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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.
Made with Metropix ©2024

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



- Extended to create superb large dining sitting kitchen overlooking the mature rear garden. Additional lounge
- Modern kitchen with appliances, modern white bathroom with shower bath
- Tasteful, modern decor, gas central heating, double glazing, period features
- Potential off road parking, driveway to side, front and rear gardens
- Sought after residential area off St Marys Road just a short walk from town centre and railway station. Wicksteed Park is less than a mile
- Viewing essential, come and see this delightful home

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	86
	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

LUCAS
SALES & LETTINGS