



## 7 Eastleigh Road, Kettering NN15 6PT

Asking Price £255,000

Welcome to this charming bay-fronted semi-detached home, beautifully positioned in a highly sought-after residential area. This property offers a spacious layout and a touch of character, featuring a well-proportioned living space ideal for comfortable family living. The kitchen, although in need of updating, comes complete with a delightful, classic pantry – perfect for keeping essentials organized and maintaining fresh produce at the ideal temperature. Beyond the kitchen, the generous rear garden invites endless possibilities, whether you're envisioning a vegetable patch, a formal garden, or both. Plus, there's already a shed and greenhouse, providing the perfect start for garden enthusiasts.

Upstairs, you'll find three spacious bedrooms: two good doubles and a comfortable single, along with a modern family bathroom. Outside, the property is not directly overlooked from behind, while the front overlooks school playing fields towards Wicksteed Park. The front garden and driveway, complete with an attached garage, offer convenient parking, though please note that this is a permit-only street. This property comes with no chain and holds great potential for modernization or even expansion. Don't miss this opportunity – call Lucas today to arrange your viewing and explore the possibilities!

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

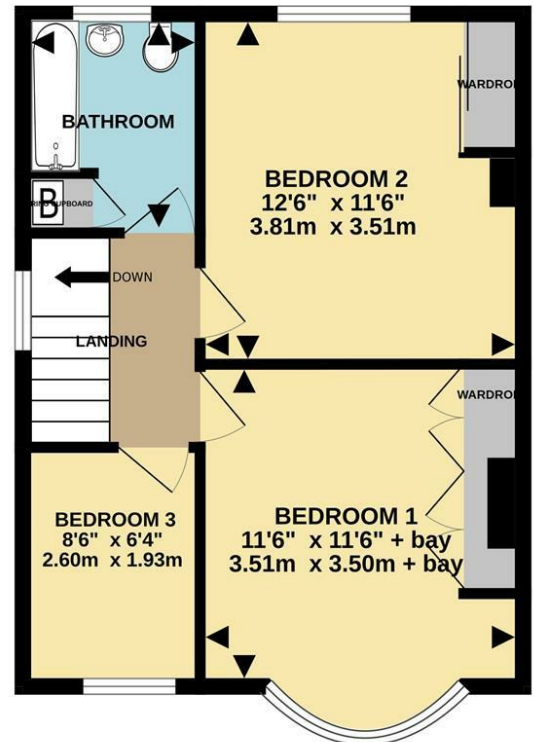
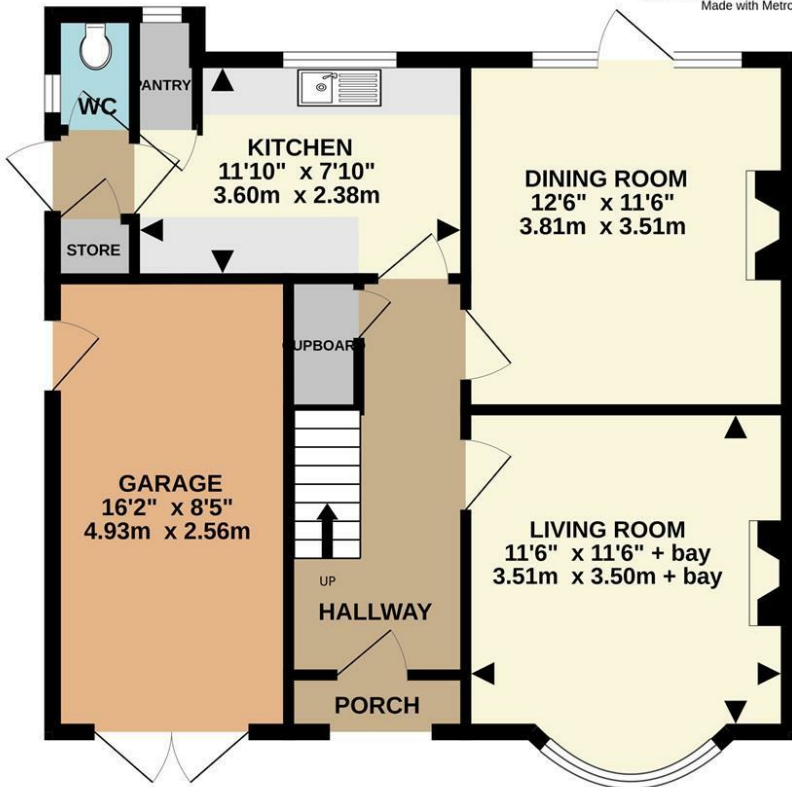
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TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.

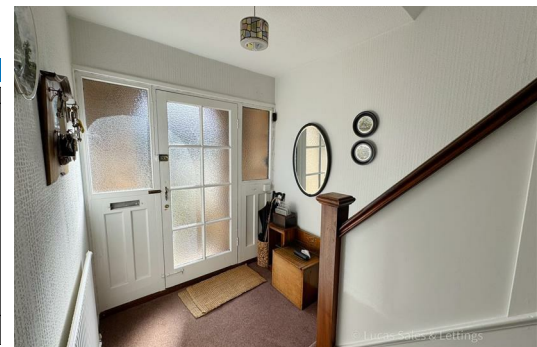
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



- Impressive bay windowed semi detached house in sought after residential area
- Large rear garden with potential to extend
- Off road parking for one car plus garage and front garden
- Gas central heating, double glazing
- 2 separate reception rooms, kitchen with pantry
- Ground floor wc, modern first floor bathroom
- Close to Wicksteed Park and Tresham Institute. Schools nearby
- Great location for dog walking, Ise Valley greenbelt at the bottom of the road or Wicksteeds over the road

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			
<b>England &amp; Wales</b>		65	81
		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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