



## 35 Lupin Close, Kettering NN16 9PB

### Asking Price £190,000

An established 2 bedroom semi detached house set back from the road and offering good sized front and rear gardens as well as a brick garage with light and power. The well presented accommodation has gas fired radiator central heating and PVC double glazing. On the ground floor there is a spacious living room and a kitchen diner fitted with oven, hob, hood, and integrated fridge/freezer. On the first floor there are two well proportioned bedrooms and a bathroom with shower over the bath. There is no onward chain. Call Lucas now and book a viewing.

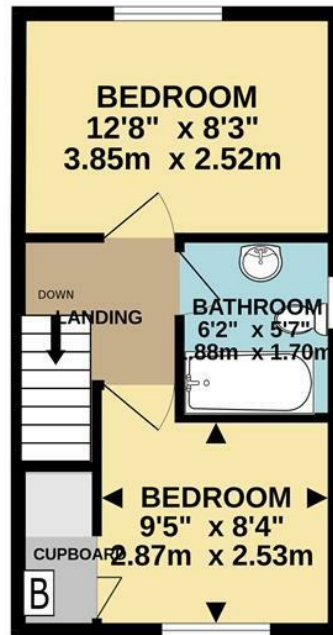
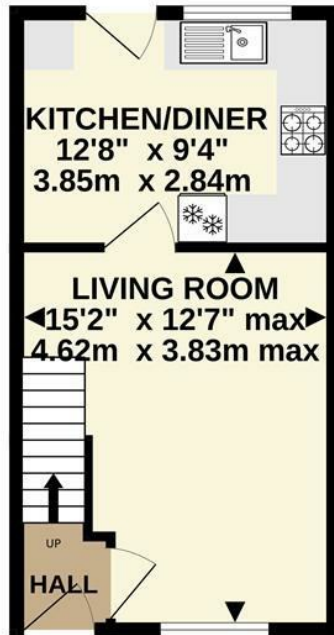
**Tenure: Freehold**  
**Energy Rating: C**  
**Council Tax Band: B**

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GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



GARAGE INCLUDED IN GROUND FLOOR AREA

TOTAL FLOOR AREA : 766 sq.ft. (71.2 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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- 2 bed semi house with garage
- Gas central heating and PVC double glazing
- Gardens to front and rear
- Well presented accommodation, new living room carpet
- Kitchen/diner with oven, hob, hood and integrated fridge freezer
- No chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
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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