



47 Pennine Way, Kettering NN16 9AU

£250,000

Charming 3-Bedroom Semi-Detached Bungalow in a Prime Retirement Location
This delightful semi-detached bungalow is situated on a desirable corner plot in a well-established residential area, perfect for those seeking a peaceful and convenient setting. Just a short stroll from local amenities, including an Asda supermarket, the property offers both comfort and practicality. Lovingly maintained by the current owners for over 50 years, this delightful home offers:

- Modern fitted kitchen with an oven, hob, and cooker hood, featuring a pleasant view onto Chiltern Road.
 - Bright and spacious lounge with a pleasant outlook onto Pennine Way, where well-spaced bungalows opposite enhance the environment.
 - Contemporary shower room, thoughtfully designed for convenience and mobility
- The property also benefits from a loft conversion, completed in the 1960s, which provides a versatile extra room. This space is ideal as a guest bedroom, hobby room, or additional storage, catering to a variety of needs. A rear conservatory offers a cozy retreat, while the low-maintenance gardens are perfect for easy upkeep. Additional features include a garage, off-road parking, gas central heating, and PVC double glazing. With no onward chain, this property is ready for immediate viewing. Don't miss the opportunity to appreciate its generous space and prime location. Contact Lucas today to arrange your visit!

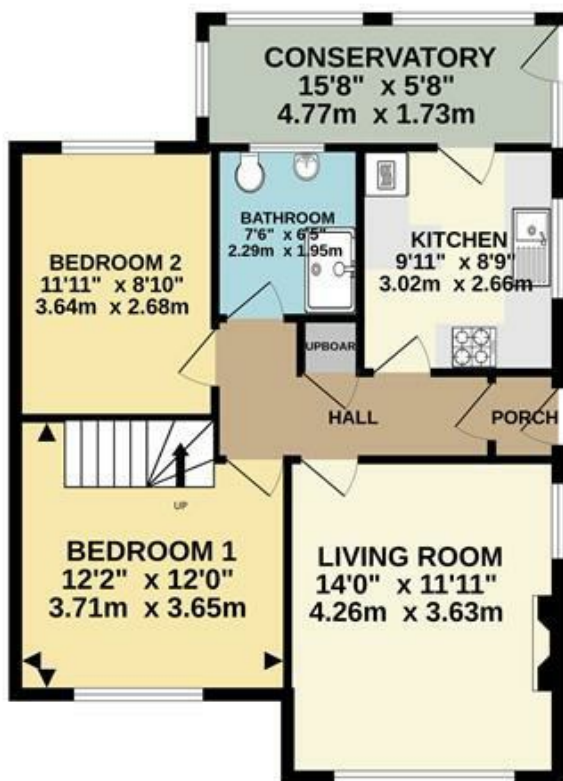
Offers In Excess Of

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

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GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



GROSS FLOOR AREA INCLUDES CONSERVATORY, GARAGE AND LOFT AREA

TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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- Spacious semi detached bungalow with 2 ground floor bedrooms and bedroom 3 to first floor
- Well presented with modern shower room and kitchen fitted with oven, hob and cooker hood
- PVC double glazed, gas central heating, easy access to loft storage space
- Sought after Brambleside area location close to shops including Asda
- Corner plot with westerly rear aspect, garage and off road parking
- Loft bedroom is ideal for visitors or would make a great hobby room



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		
	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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