



59 St. Marys Road, Kettering NN15 7BP

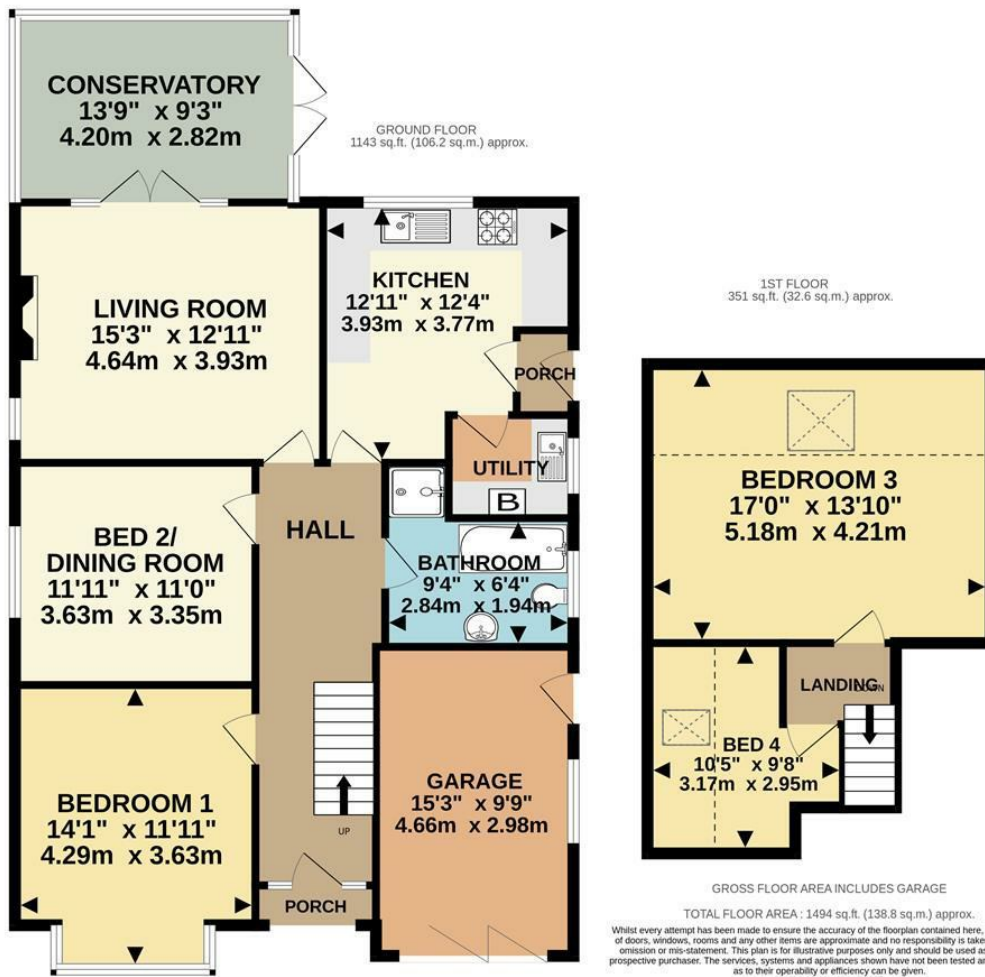
Asking Price £375,000

Discover Hidden Space and Comfort in This Detached Chalet Bungalow

Step inside this deceptively spacious 3/4 bedroom detached chalet bungalow, where you'll find much more than meets the eye! Designed for versatile living, this property offers a blend of comfort and flexibility that truly needs to be experienced firsthand. On the ground floor you will find two generous double bedrooms, which can easily serve as additional reception rooms, providing you with ample living space to suit your needs; there is a welcoming lounge featuring double doors that lead into a bright and airy conservatory, perfect for relaxing or entertaining; the kitchen is complemented by a separate utility room and there is a modern bathroom. On the first floor there are two cozy bedrooms with easy access to under eaves storage space. The integral garage presents an exciting opportunity for further expansion, subject to the necessary consents. There is gas-fired radiator central heating with a newly installed boiler (December 2024) and PVC double glazing throughout. The property is located in a sought-after area, set back from St Marys Road behind a tall hedge on a service road. Enjoy the convenience of nearby local shops, doctor's surgery with a chemist. The town centre is just half a mile away, with the mainline railway station only three-quarters of a mile, providing excellent connectivity. Don't miss out on the chance to explore the spacious interior and the potential this chalet bungalow has to offer. Arrange a viewing today and experience the unique charm of this exceptional home! No chain.

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

LUCAS
SALES & LETTINGS



- Detached bungalow close to town centre and mainline railway station
- Flexible accommodation - 2 ground floor bedrooms and 2 first floor bedrooms
- Integral garage offers scope to easily extend the accommodation
- Spacious lounge and generous sized conservatory
- Gas central heating (new boiler December 2024), PVC double glazing
- Rear garden not overlooked from behind. Set back behind service road. Off road parking to drive

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	



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