



## 12 Linnet Drive, Barton Seagrave, Kettering NN15 6SA

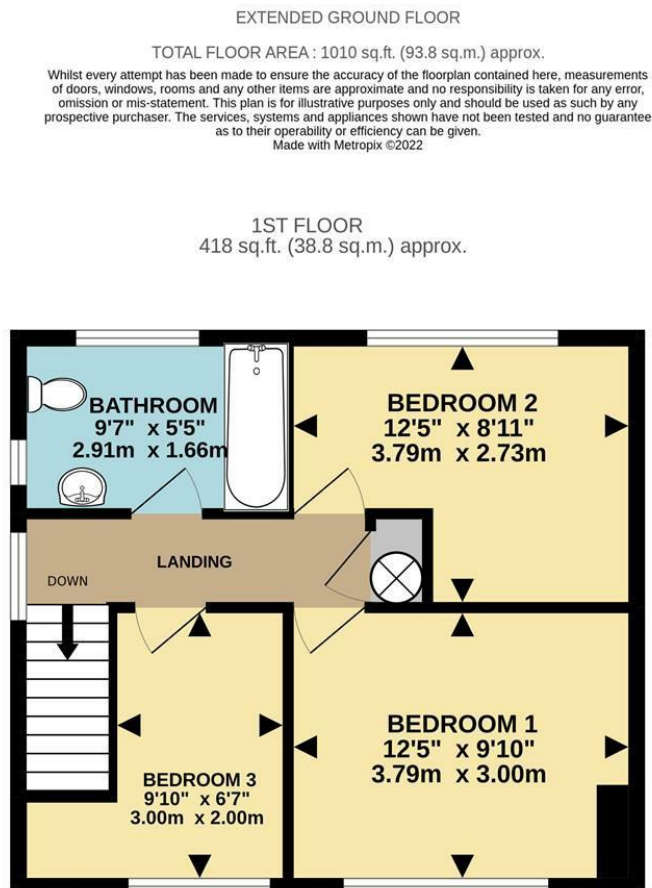
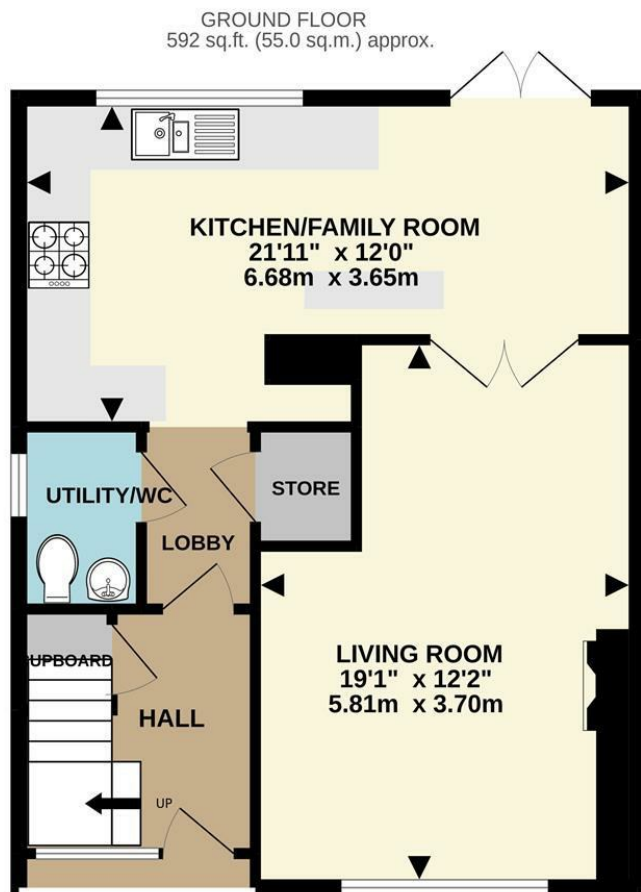
**Guide Price £275,000**

This delightful 3 bedroom home has been extended across the ground floor to the rear and provides a superb family dining kitchen with double doors to the garden and double doors to the living room creating the ideal family space. There is also a really useful ground floor utility with WC and walk in pantry store. The first floor provides 3 well proportioned bedrooms and a spacious bathroom/wc. The accommodation has gas central heating and double glazing. There is good level of off road parking to the front, a drive, garage and good sized enclosed rear garden that enjoys an excellent measure of privacy and is not directly overlooked from behind. This super property has an enviable and sought-after location in this highly desirable residential area just minutes' walk from all grades of schooling and local shop. There are bus services passing along Barton Road; junction 10 with the A14 is about half a mile, Wicksteed Park about a mile or so and Kettering town centre and railway station are just over 2 miles. Council Tax Band: C.

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

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- Highly sought after residential area close to schools and shop
- Full width extension to rear provides superb dining family kitchen
- Living room, ground floor utility with WC
- 3 well proportioned bedrooms, spacious bathroom
- Level off road parking, good sized enclosed garden not directly overlooked from behind
- Gas central heating, double glazing, garage
- Viewing essential, no chain

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(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



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

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