



24 St. Leonards Close, Kettering NN15 5HY

Asking Price £265,000

A spacious extended 2 bedroom semi detached bungalow occupying a generous sized plot that widens to the rear where there is a delightful landscaped garden with shed and greenhouse. The driveway widens in front of a brick built garage and provides good off road parking. The accommodation offers far more space than most 2 bedroom bungalows and includes a 28ft deep living room, good sized working kitchen with separate dining/sitting area, 2 double bedrooms with built in wardrobes, a wet room and PVC double glazed conservatory overlooking the rear garden. There is gas central heating and PVC double glazing. No chain - come and view with Lucas - give us a call now and get booked in.

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

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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	



EST. GROSS INTERNAL AREA INCLUDES CONSERVATORY

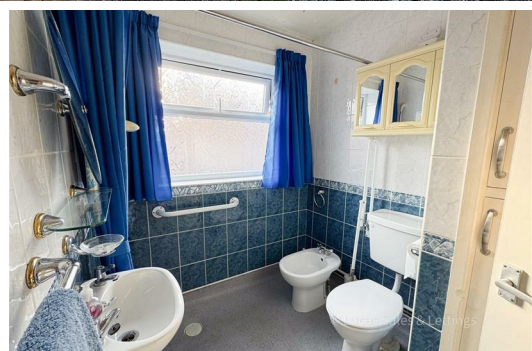
TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.

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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- Pleasant and sought after residential area within the Lse Lodge
- 2 double bedrooms with wardrobes, WET ROOM, generous storage
- Full width extension to rear providing larger living room and dining area to kitchen
- PVC double glazed including delightful conservatory overlooking the landscaped rear garden
- Generous sized plot, long drive widening to rear, brick garage, shed, greenhouse
- Gas central heating, no chain



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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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