



55 Hall Close, Kettering NN15 7LQ

Offers Over £425,000

A Rare Opportunity in a Prime Location.

If you're looking for the perfect canvas to create your dream home, this extended detached property in Hall Close is one not to miss.

Lovingly owned by the same family since new, it's now available for the first time—offering a unique chance to shape a home for the next generation. Set on an extra-wide plot in one of Kettering's most desirable locations, this property offers space, flexibility, and exceptional potential.

Inside, the home has been thoughtfully extended on the ground floor to include a versatile annex/sitting room with its own shower, a study, and an additional sitting area off the dining room. There is a utility room behind the garage.

Location Highlights: Situated on the sought-after Hall Close, just off Northampton Road. Easy access to the A14 (Junction 8) and A43. Just over a 20-minute walk to Kettering's mainline station—reach London St Pancras in around an hour. Local shops, takeaways, and a friendly pub just around the corner in Lake Avenue. With no onward chain, this is your chance to secure a property packed with potential in a fantastic location. Contact Lucas today to book your viewing and explore the possibilities!

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

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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



- Extended detached home with versatile ground floor layout, including annex/sitting room, study, and utility space.
- Prime location in Hall Close, Kettering—just off Northampton Road with easy access to the A14 & A43.
- Great connectivity—around 20 minutes' walk to Kettering station with frequent trains to London St Pancras (approx. 1 hour).
- No onward chain—a rare opportunity to create your dream home on an extra-wide plot with huge potential.

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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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