

87 The Avenue, , NN17 5EP

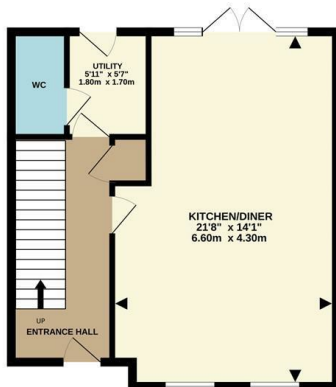
Offers Over £375,000

Lucas Estate Agents are pleased to be offering this 4 bedroom detached property to the market in the very desirable area of Priors Hall Park. The property has been very well cared for by the current owners and is presented in flawless condition. There is a garage and parking for 3 cars to the rear. Walking into the front door you are welcomed into a large reception hallway with space under the stairs for storage of shoes and coats. This leads into the utility room and downstairs WC with back door onto the rear garden and side passageway. The main feature of the ground floor is the lounge/diner/kitchen which is a large and versatile space. The kitchen is fully integrated with a built in fridge/freezer and dishwasher and boasts wrap around units and counter top space. Onto the first floor there is a large family bathroom with a bathroom and mains powered shower over along with sink and toilet. Bedroom 3 is a large double room with plenty of light coming in from the rear of the property. The first floor lounge is a large space that features a balcony looking over the front of the property. The double doors onto the balcony bring in a huge amount of light into the lounge. The main feature of the 2nd floor is the large master bedroom that features an ensuite bathroom and plenty of space for wardrobes and other bedroom furniture. Bedroom 2 is a large double room also looking over the rear of the property and bedroom 4 is a single room with space for a single bed and wardrobe. At the rear of the property you will find an easy maintenance garden with patio and astroturf lawn. The garden has a selection of perennial flowers and bushes, the current owners have worked hard to create a well stocked garden. Priors Hall Park is a fantastic newly built area with primary and secondary schools on the doorstep. There are amenities within walking distance including supermarkets, hairdressers and dog groomers. This property comes with just over 2 years of NHBC warranty.

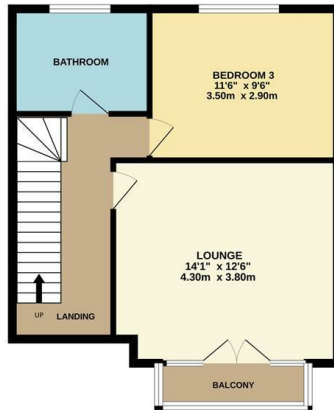
Tenure: Freehold
Energy Rating: B
Council Tax Band: E

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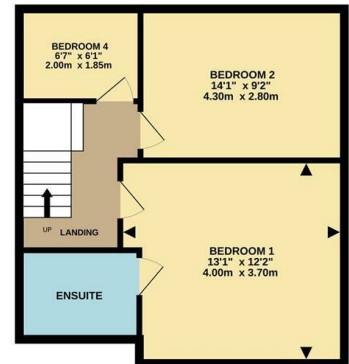
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 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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- 4 Bed Detached in Priors Hall Park
- Balance of NHBC Warranty
- Ensuite to Master Bedroom
- Large Living/Kitchen/diner
- Utility Room
- Ground Floor Guest WC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	85	
(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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