



44 Slipton Road, Kettering NN15 5TZ £425,000

A wonderful family home set in this very popular location off a private drive having views to the front over mature trees. The property offers versatile accommodation over three floors having FIVE BEDROOMS. There is a large re fitted FAMILY KITCHEN/DINING ROOM with many fitted appliances overlooking the mature enclosed garden,, en-suite and dressing area to the large master bedroom. The property is well presented and has double glazing, gas central heating, driveway and GARAGE. There is a lovely enclosed rear garden that has a covered patio as well as a separate feature patio. Comprising hall, wc, lounge, study/snug, kitchen/dining room, utility, five bedrooms, en-suite, family bathroom, shower/wc. Located for ease of access to many facilities to include schools/shops/bus routes/open countryside and the A14 is nearby allowing for easy road links to the M1 and M6. There is main line rail connection to London St Pancras from Kettering Station. Burton Latimer is a vibrant town with restaurants and public houses plus localized shopping.Viewing essential.

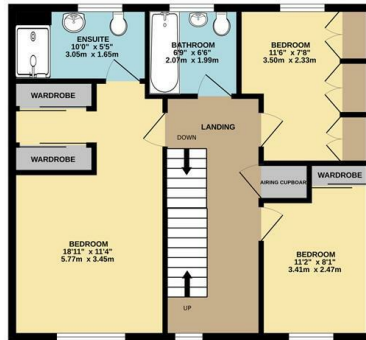
Tenure: Freehold
Energy Rating: B
Council Tax Band: E

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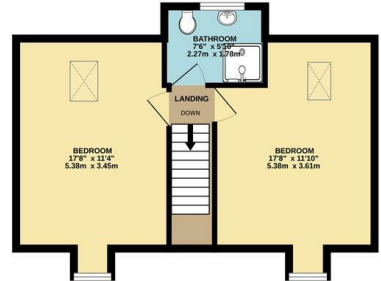
GROUND FLOOR
646 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



2ND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 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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- Five Bedrooms
- Wonderful Family Home
- Versatile Accomodation
- Fully Fitted Kitchen With Built In Appliances
- Three Bathrooms
- Well Presented
- Enclosed Rear Garden
- Driveway And Garage
- Gas Central Heating And Double Glazed

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	



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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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