

## 1 St. Swithins Close, Kettering NN15 5UR

**Asking Price £268,000**

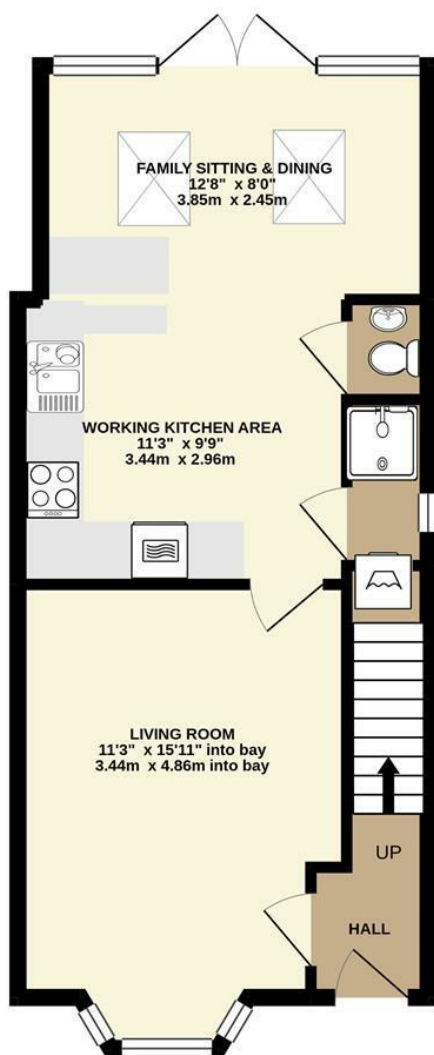
Situated in a sought-after location on the western edge of the Isle Lodge, this exceptional three-bedroom semi-detached home offers a stylish blend of comfort, space, and contemporary living—perfect for modern family life. At the heart of the home is a stunning, fully fitted kitchen, complete with integrated appliances, granite worktops, under-unit and mood lighting. This space seamlessly flows into a newly built open-plan dining/family area, featuring a vaulted ceiling, skylights, and full-width windows with double doors opening onto a private, low-maintenance patio garden—not overlooked from behind, offering a peaceful and secure outdoor retreat. The property also benefits from a ground floor WC and separate shower/utility, a modern first-floor shower room, PVC double glazing, and gas central heating throughout. There is off-road parking directly in front of the home, and a nearby brick-built garage with additional parking space. Ideally located near local shops, schools, and public transport routes, this home combines tranquility with convenience, making it a perfect place to settle in and enjoy.

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

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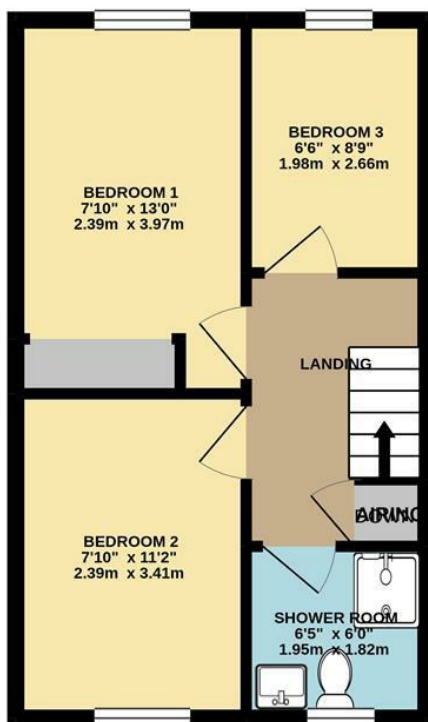
GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

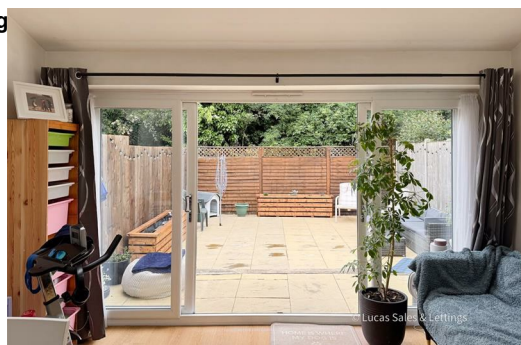
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
337 sq.ft. (31.4 sq.m.) approx.



- 'Dream' kitchen, includes appliances and granite work surfaces
- Extended kitchen providing superb family area with vaulted ceiling
- Ground floor wc and shower, modern first floor shower room
- GARAGE close by with parking in front
- Parking in front of the house

| 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 |         |           |
|   | 74      | 86        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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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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