



112 Gipsy Lane, Kettering NN16 8UB

£325,000

Charming 2-Bedroom Detached Bungalow in Prime Kettering Location

Located in one of Kettering's most sought-after residential areas, this well presented 2-bedroom detached bungalow has recently been refurbished and offers both comfort while retaining further potential. Just a short stroll from Kettering General Hospital, this light-filled home combines modern updates with spacious living areas and exciting possibilities for future development.

The property features a newly fitted bathroom suite, gas central heating via a modern combination boiler (installed in 2023), new oven and hob, new carpets and PVC double glazing throughout. As well as a spacious, double-aspect lounge there is a separate dining area adjoining the kitchen—ideal for everyday living or entertaining. Outside, the generous plot provides extensive space, perfect for a future extension (subject to planning permission). Off-road parking and a detached garage add to the practicality of this fantastic home. No chain.

Offers In Excess Of

Tenure: Freehold

Energy Rating: D

Council Tax Band: D

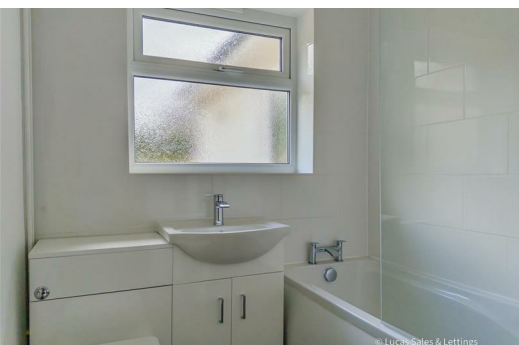
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TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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- **Detached 2-Bed Bungalow in one of Kettering's most desirable areas**
- **Short walk to Kettering General Hospital**
- **Newly fitted modern bathroom suite**
- **Gas central heating with combi boiler (2023)**
- **Bright double-aspect lounge + separate dining area**
- **Large plot with garage and off-road parking – potential to extend (STPP)**

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	62	70
	EU Directive 2002/91/EC	



Agents Note: The owners of this property are related to a director of Lucas Sales & Lettings.

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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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