



17 Greenfield Avenue, Kettering NN15 7LL

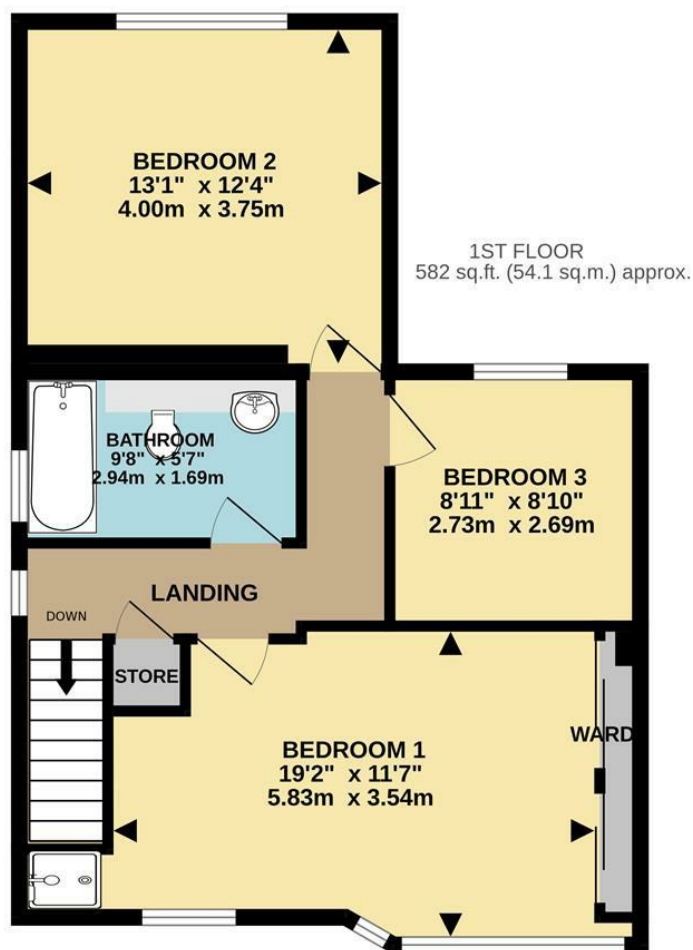
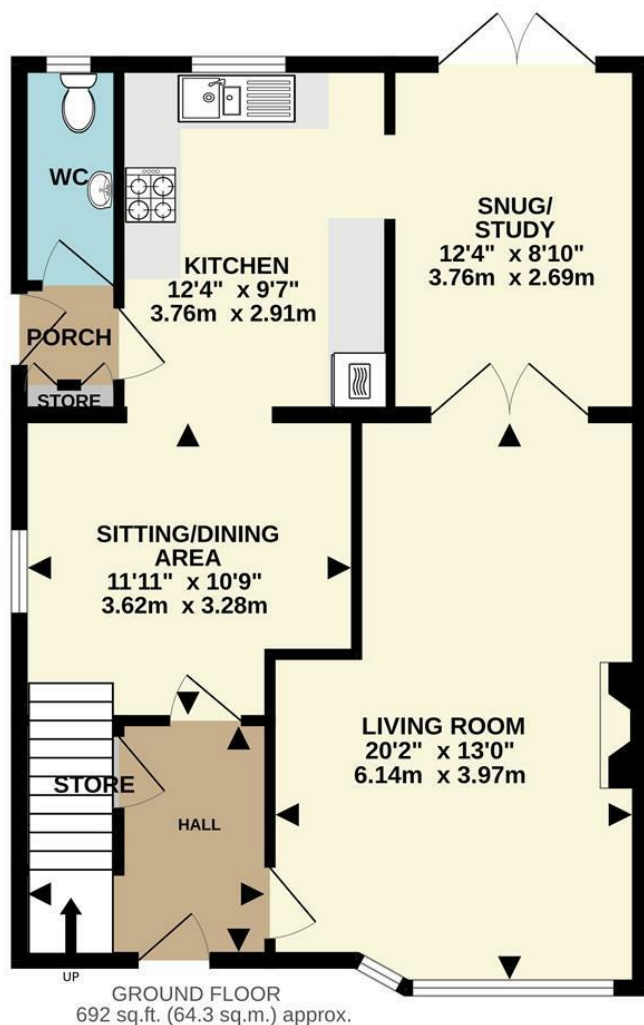
Offers Over £300,000

Extended to the rear on both floors, this deceptively spacious home offers far more than meets the eye. Step inside to find generous living space ideal for family life. Currently arranged with three large double bedrooms, the main bedroom was originally two rooms and could easily be reconfigured to create a four-bedroom home.

The ground floor provides an impressive amount of living space, including a bright living room opening into a cosy snug, a well-equipped kitchen, and a versatile dining/sitting area with access to a porch, separate WC, and car port. Outside, the property boasts ample front parking, a large enclosed rear garden, and a useful garden shed 2.4m x 2.7m. With gas central heating, PVC double glazing, and an enviable location close to the Leisure Village, St Thomas More Primary School, town centre, and railway station (with trains to London St Pancras in under an hour), this home ticks every box.

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

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TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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- Extended to rear on both floors for extra space - must be seen inside to appreciate
- Three large double bedrooms (potential for four), potential for 5th bedroom downstairs
- Spacious living room with adjoining snug, Ground floor toilet
- Fitted kitchen with appliances and separate dining sitting area
- Large enclosed rear garden with shed & car port
- Prime location near schools, town centre and railway station for London and Leicester

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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