



3 Larch Road, Kettering NN15 7BQ

Asking Price £375,000

A Rare Find – Spacious Detached Bungalow

This attractive double bay-fronted bungalow offers generously proportioned rooms, ideal for those moving from a larger home. The kitchen includes space to dine and a separate utility area, complemented by three double bedrooms, two with fitted wardrobes.

The wide reception hall features original wood flooring and a large cloakroom cupboard, while a skylight brightens the cloakroom/WC. There is also a shower room/WC. The rebuilt garage easily fits a modern car, with an adjoining workshop to the rear.

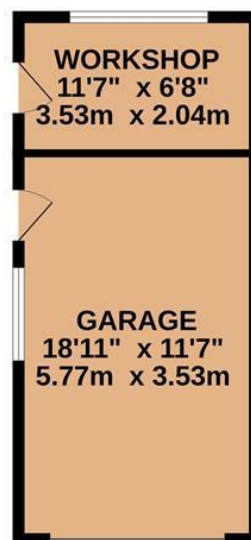
Outside, the private, low-maintenance garden includes a south-facing sun deck, accessed from the sitting room/third bedroom. The property also benefits from gas central heating, PVC double glazing and cavity wall insulation.

Just a short walk from shops, the town centre, and the railway station, this home is ready to move into, with scope to update at your own pace.

Viewing is highly recommended.

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

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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		
England & Wales	68	75
	EU Directive 2002/91/EC	



- Double bay-fronted design with larger-than-average rooms, spaciouly extended to rear
- Extra wide drive, rebuilt wider than normal garage with adjoining brick workshop. Green house
- 2 toilets, modern walk in shower, fitted kitchen with oven, hob, hood, dishwasher
- Traditional front garden and private low-maintenance rear garden
- Wide reception hall with original wood flooring and excellent storage,
- 3 double bedrooms - bed 3 makes an ideal sitting room opening onto a south facing deck



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

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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