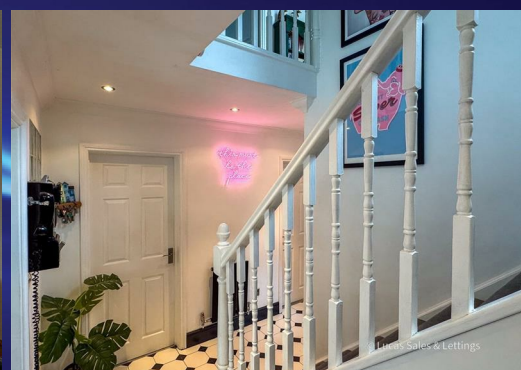




13 Settlers Fields, Kettering NN15 6GP

Asking Price £425,000

Kettering Leisure Village – Lakeside Living in a Highly Desirable Location

Tucked away at the end of a private drive, this extended four-bedroom detached family home offers light and airy accommodation, with off-road parking and a double garage. The heart of the home is the living room with stunning triple-aspect extension flooding the space with natural light and creating a welcoming atmosphere. The kitchen and former dining room have been transformed into one impressive open-plan family kitchen, complete with integrated appliances and French doors leading to the garden—perfect for entertaining and everyday family life. A separate utility room, cloakroom and study add to the home's practicality.

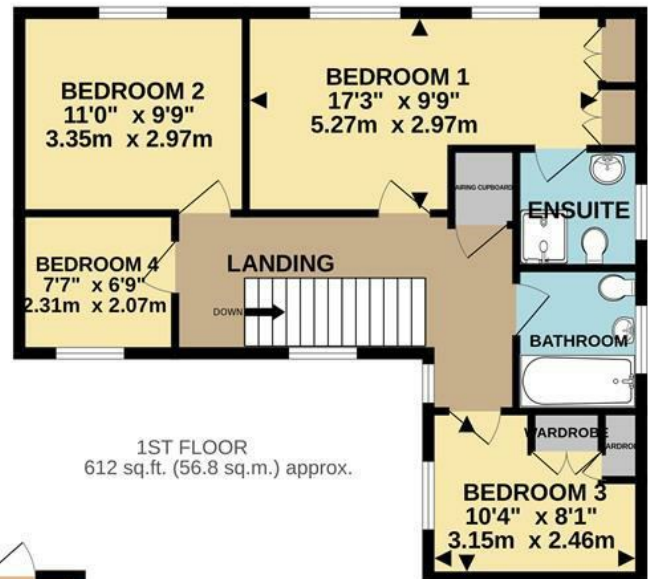
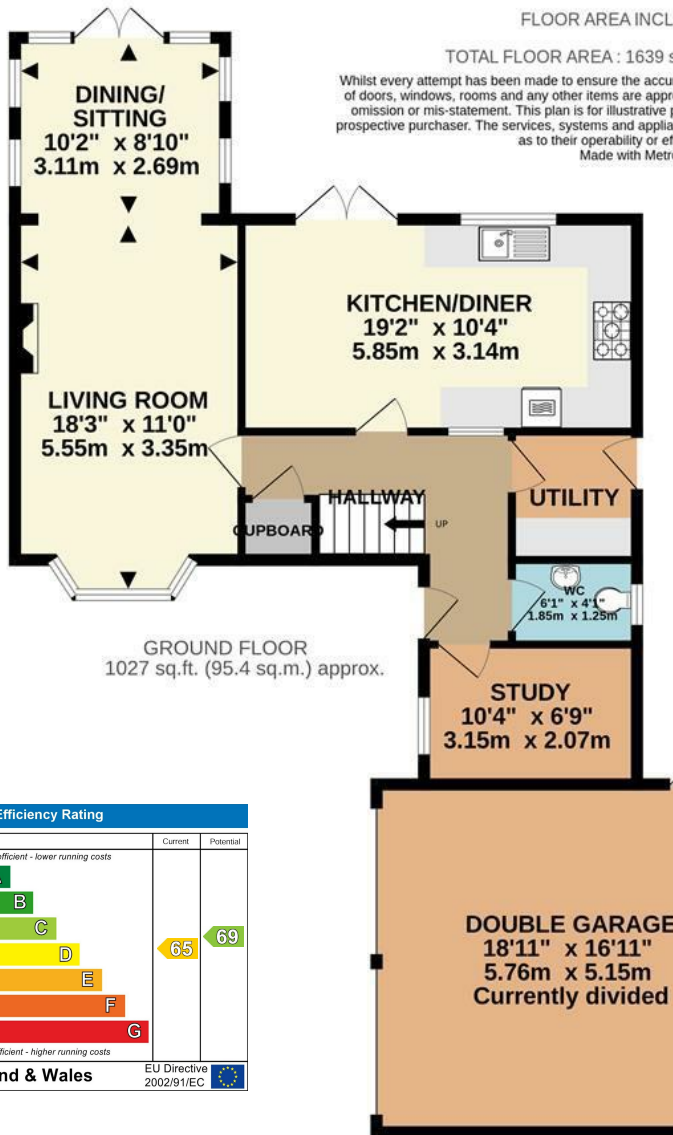
Upstairs, the light-filled landing leads to a spacious main bedroom with dressing area, fitted wardrobes and a sleek modern en suite shower room. Three further bedrooms and a family bathroom complete the first floor.

With gas central heating and PVC double glazing throughout, this home combines comfort, space, and style in a truly sought-after setting by the lake.

Don't miss out—this is a rare opportunity. Call Lucas today to arrange your viewing.

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

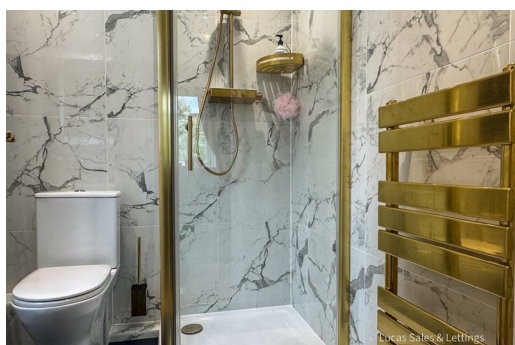
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Leisure Village, Kettering - by the lake side - a very sought after location
- Extended on the ground floor providing extra family living space
- Light and airy accommodation, ground floor wc, ensuite, family bathroom
- Gas central heating, PVC double glazing, off road parking, double garage
- Spacious family dining kitchen with appliances and french doors to garden
- Study/bed 5 and utility. Scope annex using garage, subject to permissions



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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