



66 Warkton Lane, Kettering NN15 5AA

Guide Price £650,000

"An opportunity to purchase one of the most prominent bungalows on Warkton Lane"

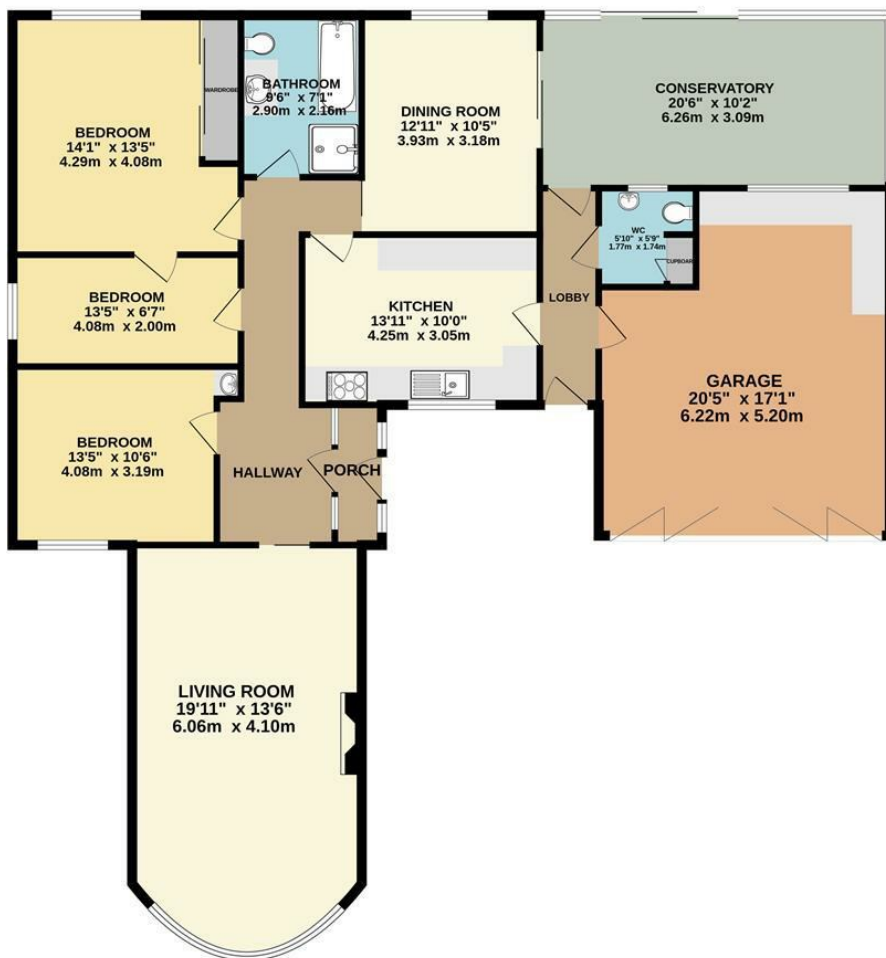
Set on a beautiful plot back from the road offering ample off road parking leading to a DOUBLE GARAGE. This 1960s constructed bungalow offers well proportioned three bedroom accommodation throughout and benefits from gas central heating, double glazing, fitted kitchen with built in AEG oven/microwave-grill/warming drawer, dishwasher and fridge/freezer, well appointed bathroom and very well presented throughout. The accommodation offers a good size lounge with fitted log burner, separate dining room, kitchen/breakfast room, garden room, side lobby, wc, three bedrooms and well appointed bathroom/wc. There is also a very large loft above the main bungalow which is boarded ideal for storage. The large plot offers great potential if someone wants to extend, subject of course to planning and the rear garden enjoys great privacy with a large lawn and patio, greenhouse and shed/store.

Warkton Lane is a prime residential area located for ease of access to many facilities and open countryside. There is main line rail connection to London St Pancras from Kettering station. Viewing essential

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

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GROUND FLOOR
1788 sq.ft. (166.1 sq.m.) approx.



TOTAL FLOOR AREA: 1788 sq.ft. (166.1 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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- Wonderful Plot And Garden
- Sought After Location
- Three Bedrooms Three Reception Rooms
- Offers Great Potential To Extend Subject To Planning
- Double Garage
- Superb Condition Throughout
- Fitted Kitchen
- Well appointed Bathroom

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	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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