



## 69 St. Michaels Road, Kettering NN15 6AU Asking Price £240,000

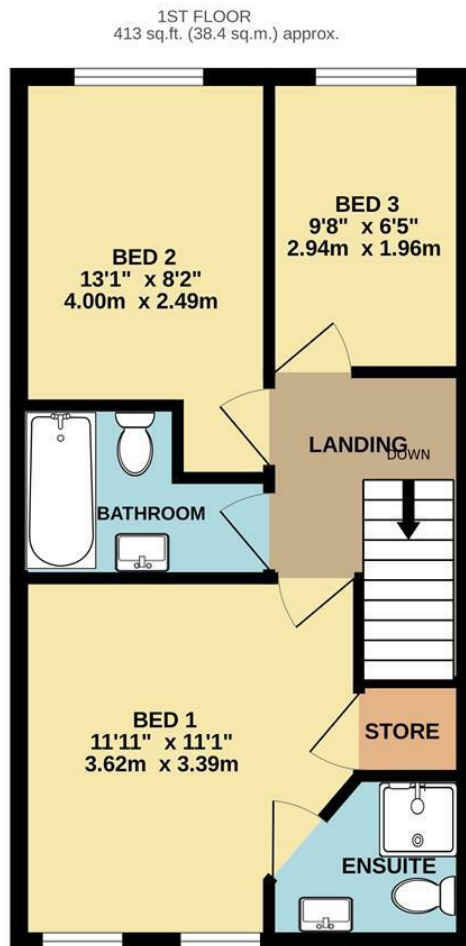
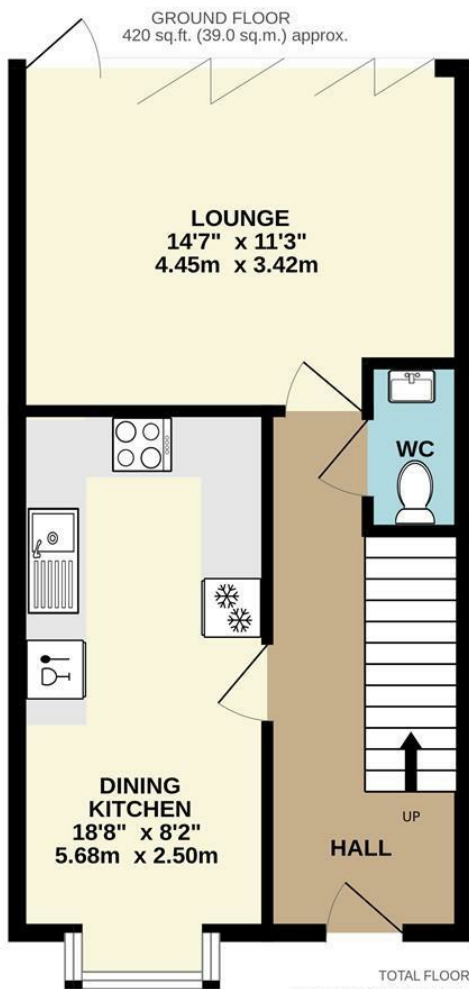
This beautifully presented three bedroom home sits in a highly sought after area close to the Headlands and Kettering Railway Station, offering convenient access to local shops, schools and transport links. Built just over seven years ago with a B rated EPC, the property offers excellent energy efficiency alongside gas central heating and PVC double glazing.

Inside, you'll find three well proportioned bedrooms, a family bathroom and an en suite. The stylish bay fronted kitchen/diner features AEG integrated appliances, while the spacious south facing lounge opens through full width bi fold doors onto a south facing, enclosed garden offering a good measure of privacy. A garden shed and direct gated access to the dedicated parking space at the rear side of the property add welcome practicality.

A superbly located, modern home—ready to move into and enjoy. Contact Lucas today to arrange your viewing.

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

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**TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.**

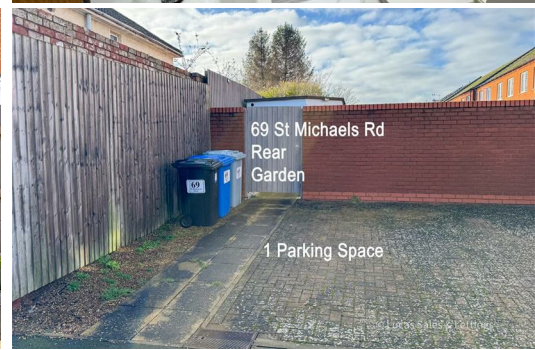
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- Sought after location close to Headlands and Kettering Railway Station
- Modern 3 bedroom home built just over 7 years ago with off road parking
- B rated EPC, gas central heating and PVC double glazing
- Bay windowed kitchen/diner with AEG appliances
- South facing lounge with bi fold doors to enclosed garden
- Dedicated parking space with direct gated access to rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(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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