



9 Netherfield Road, Kettering NN15 6DY

Asking Price £229,950

Looking for a home with a generous size mature garden with southerly aspect, that is not directly overlooked and is situated in a highly desirable neighbourhood? Look no further! This charming 3-bedroom semi-detached house offers the perfect blend of comfort and convenience, nestled just a short walk away from local shops, schools, Tresham College, and the picturesque Wicksteed Park.

With gas central heating, PVC double glazing, and a thoughtfully designed layout featuring a double-aspect living room, this home is both practical and inviting.

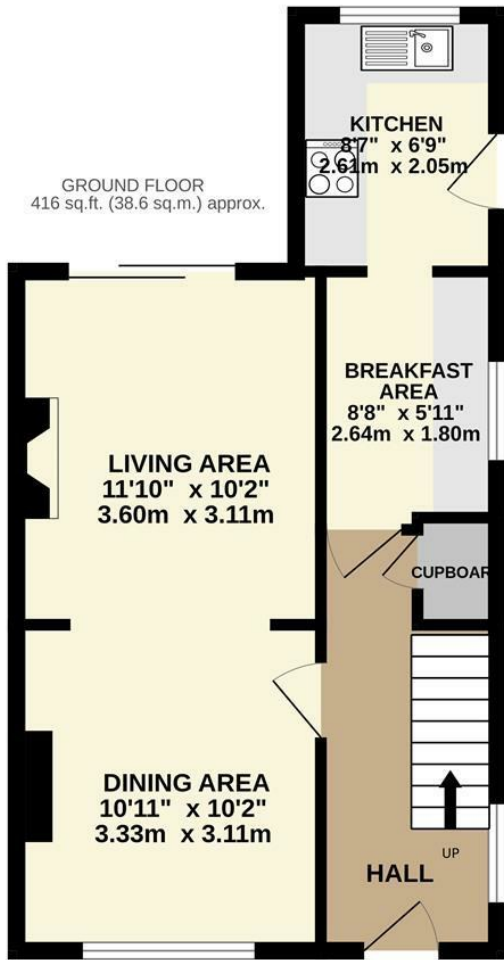
Plus, with no chain, it's ready for you to make it your own.

Located less than a mile from the town centre and mainline railway station, this property is ideal for those seeking accessibility without compromising on location.

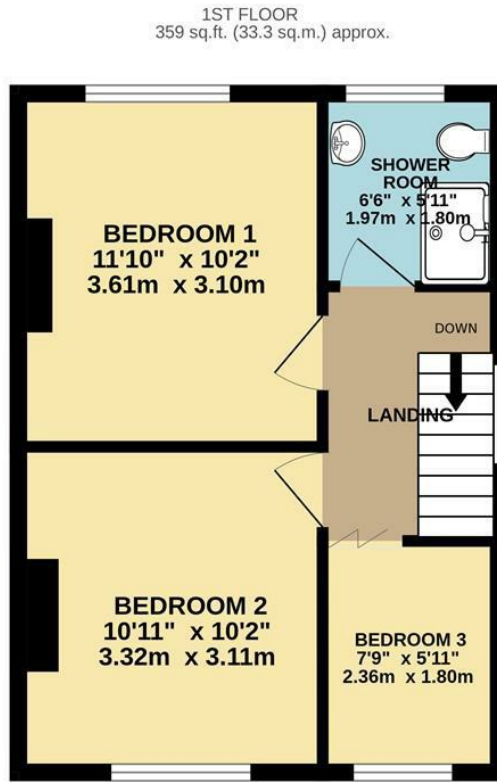
Don't miss out – contact Lucas today to arrange a viewing and discover why this property feels so much like home.

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

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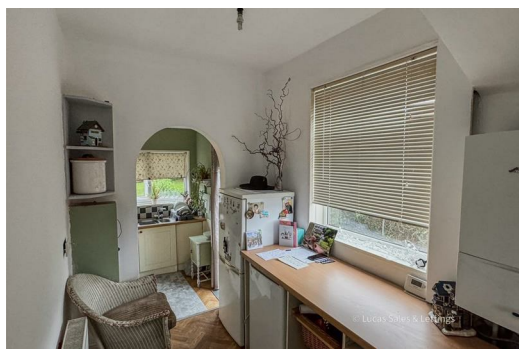


TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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- Large mature rear garden with southerly aspect and high degree of privacy
 - Highly sought after residential area close to Wicksteed Park
 - 3 bedrooms, extended kitchen, shower room, double aspect living room
 - Gas central heating, PVC double glazing
 - Convenient for local shops, schools, Tresham College
 - Less than a mile to town centre and mainline railway station - London St Pancras under 1 hour
- Notice Under The Estate Agents Act 1979: The owner of this property is a member of the Lucas team.

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		52	79
		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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