



## 69 Pipers Hill Road, Kettering NN15 7NJ

### Offers Over £325,000

Tucked away, set back on a substantial plot, this spacious and versatile architect-designed bungalow is full of surprises and huge potential. Step through a charming south-facing courtyard, where a pergola filters soft natural light into the welcoming entrance hall and spacious living room.

Inside, you'll find two generously sized bedrooms, a bright and airy layout, double glazing throughout, and gas-fired radiator central heating. With fresh carpets and a recently installed boiler, while still offering scope to update and make it your own. Large versatile integral garage/workshop, originally designed to house a van. The mature rear garden provides excellent privacy, making it the perfect spot to relax or entertain.

Perfectly positioned on sought-after Pipers Hill Road, you'll be just a 10-minute stroll from local shops, 15 minutes from the town centre, and only 20 minutes from Kettering Station, where frequent trains reach London St Pancras in under an hour.

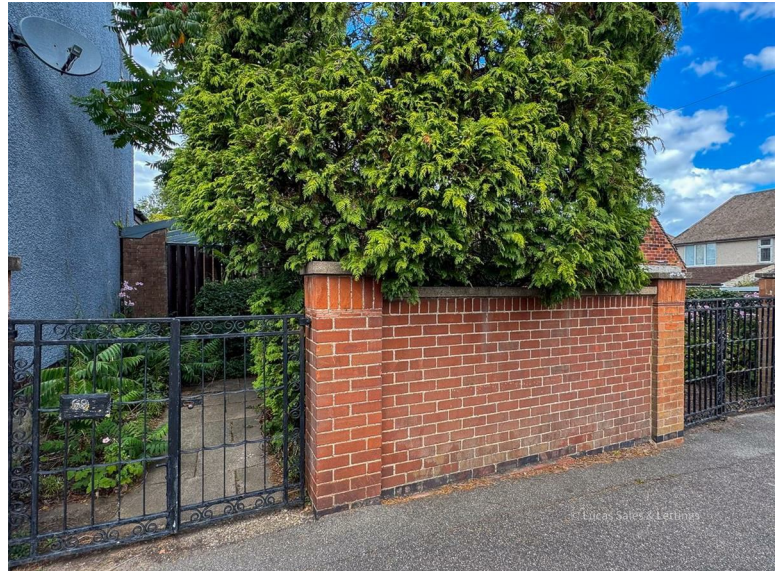
Don't miss the opportunity to explore the potential of this unique home – contact Lucas Estate Agents today to arrange your viewing.

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

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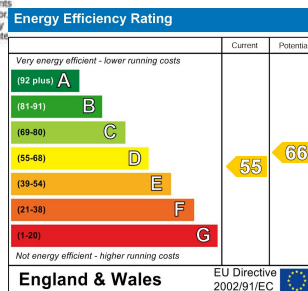
GROUND FLOOR  
1287 sq.ft. (119.6 sq.m.) approx.



GARAGE INC. IN FLOOR AREA

TOTAL FLOOR AREA: 1287 sq.ft. (119.6 sq.m.) approx.

- Architect-designed 2-bedroom detached bungalow
- Large integral garage/workshop suitable for a van
- Delightful south-facing courtyard with pergola
- Spacious rooms with double glazing & gas central heating
- Private mature rear garden
- New carpets & recently replaced boiler



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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